

CRESUD INC
Form 6-K
November 29, 2018

Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria

Unaudited Condensed Interim Consolidated Financial Statements as of September 30, 2018 and for the three-month period ended as of that date, presented comparatively.

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Legal information

Denomination: Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria

Fiscal year N°: 85, beginning on July 1, 2017

Legal address: Moreno 877, 23rd floor – Autonomous City of Buenos Aires, Argentina

Company activity: Real estate, agricultural, commercial and financial activities

Date of registration of the by-laws in the Public Registry of Commerce: February 19, 1937

Date of registration of last amendment of the by-laws in the Public Registry of Commerce: October 31, 2014 and its reinstatement on November 14, 2014

Expiration of Company charter: June 6, 2082

Registration number with the Supervisory Board of Companies: 26, folio 2, book 45, Stock Companies

Stock: 501,642,804 common shares

Common stock subscribed, issued and paid up (millions of Ps.): 502

Parent Companies: Inversiones Financieras del Sur S.A. and Agroinvestment S.A.

Legal addresses: Road 8, km 17,500, Zonamérica Building 1, store 106, Montevideo, Uruguay (IFISA) - Cambara 1620, 2nd floor, office 202, Carrasco, 11000 Montevideo, Uruguay (Agroinvestment S.A.)

Parent companies' activity: Investment

Direct ownership interest: 174,173,103 shares

Voting stock (direct and indirect equity interest): 36.38% (*)

| Type of stock | CAPITAL STATUS | |
|--|---|---|
| | Authorized to be offered publicly (Shares) | Subscribed, Issued and Paid-in (millions of Ps.) |
| Ordinary certified shares of Ps. 1 face value and 1 vote each | 501,642,804 (**) | 502 |

(*) For computation purposes, treasury shares have been subtracted.

(**) Company not included in the Optional Statutory System of Public Offer of Compulsory Acquisition.

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Glossary of terms

The following are not technical definitions, but help the reader to understand certain terms used in the wording of the notes to the Group's Financial Statements.

| Terms | Definitions |
|-----------------------------|---|
| Acres | Agropecuaria Acres del Sud S.A. |
| Adama | Adama Agricultural Solutions Ltd. |
| Agropecuarias SC | Agropecuarias Santa Cruz de la Sierra S.A. |
| BACS | Banco de Crédito y Securitización S.A. |
| BCRA | Central Bank of the Argentine Republic |
| BHSA | Banco Hipotecario S.A. |
| Brasilagro | Brasilagro-Companhia Brasileira de Propriedades Agrícolas |
| CAMSA | Consultores Assets Management S.A. |
| Carnes Pampeanas | Sociedad Anónima Carnes Pampeanas S.A. |
| Cellcom | Cellcom Israel Ltd. |
| Clal | Clal Holdings Insurance Enterprises Ltd. |
| CNV | National Securities Commission |
| CODM | Chief operating decision maker |
| Condor | Condor Hospitality Trust Inc. |
| Cresud, "the Company", "us" | Cresud S.A.C.I.F. y A. |
| DIC | Discount Investment Corporation Ltd. |
| DN B.V. | Dolphin Netherlands B.V. |
| Financial Statements | Unaudited Condensed Interim Consolidated Financial Statements |
| Annual Financial Statements | Consolidated Financial Statements as of June 30, 2018 |
| ECLSA | E-Commerce Latina S.A. |
| Efanur | Efanur S.A. |
| ETH | C.A.A. Extra Holdings Ltd. |
| CPF | Collective Promotion Funds |
| IASB | International Accounting Standards Board |
| IDB Tourism | IDB Tourism (2009) Ltd. |
| IDBD | IDB Development Corporation Ltd. |
| IFISA | Inversiones Financieras del Sur S.A. |
| HASA | Hoteles Argentinos S.A. |
| IRSA | IRSA Inversiones y Representaciones S.A. |
| IRSA CP | IRSA Propiedades Comerciales S.A. |
| Israir | Israir Airlines & Tourism Ltd. |
| LRSA | La Rural S.A. |
| Metropolitan | Metropolitan 885 Third Avenue Leasehold LLC |
| MPIT | Minimum Presumed Income Tax |
| New Lipstick | New Lipstick LLC |
| NFSA | Nuevas Fronteras S.A. |
| IAS | International Accounting Standards |
| IFRS | International Financial Reporting Standard |
| NIS | New Israeli Shekel |
| NPSF | Nuevo Puerto Santa Fe S.A. |
| OASA | OGDEN Argentina S.A. |
| Ombú | Ombú Agropecuaria S.A. |
| NCN | Non-convertible notes |
| PBC | Property & Building Corporation Ltd. |

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| | |
|---------------|-----------------------------|
| PBEL | PBEL Real Estate Ltd. |
| Quality | Quality Invest S.A. |
| Shufersal | Shufersal Ltd. |
| Tarshop | Tarshop S.A. |
| Tender offers | Share repurchase commitment |
| Tyrus | Tyrus S.A. |
| Yuchan | Yuchán Agropecuaria S.A. |
| Yatay | Yatay Agropecuaria S.A. |

Cresud Sociedad Anónima,
Comercial, Inmobiliaria, Financiera y Agropecuaria

Unaudited Condensed Interim Consolidated Statements of Financial Position
as of September 30, 2018 and June 30, 2017

(All amounts in millions, except otherwise indicated)

Free translation from the original prepared in Spanish for publication in Argentina

| | Note | 09.30.18 | 06.30.18 |
|---|------|----------------|----------------|
| ASSETS | | | |
| Non-current assets | | | |
| Investment properties | 8 | 226,971 | 163,510 |
| Property, plant and equipment | 9 | 28,720 | 20,646 |
| Trading properties | 10 | 3,188 | 6,020 |
| Intangible assets | 11 | 17,473 | 12,363 |
| Biological assets | 12 | 1,085 | 900 |
| Other assets | | 114 | 189 |
| Investment in associates and joint ventures | 7 | 34,257 | 24,747 |
| Deferred income tax assets | 20 | 2,635 | 1,679 |
| Income tax and MPIT credits | | 453 | 453 |
| Restricted assets | 14 | 2,695 | 2,178 |
| Trade and other receivables | 15 | 14,040 | 9,129 |
| Investment in financial assets | 14 | 2,406 | 1,704 |
| Financial assets held for sale | 14 | 12,895 | 7,788 |
| Derivative financial instruments | 14 | - | 30 |
| Total non-current assets | | 346,932 | 251,336 |
| Current assets | | | |
| Trading properties | 10 | 3,705 | 3,232 |
| Biological assets | 12 | 1,211 | 913 |
| Inventories | 13 | 3,219 | 2,324 |
| Restricted assets | 14 | 6,497 | 4,248 |
| Income tax and MPIT credits | | 497 | 400 |
| Financial assets held for sale | 30 | 8,922 | 5,192 |
| Groups of assets held for sale | 15 | 24,722 | 17,208 |
| Investment in financial assets | 14 | 35,574 | 25,646 |
| Trade and other receivables | 14 | 10,772 | 4,466 |
| Derivative financial instruments | 14 | 330 | 155 |
| Cash and cash equivalents | 14 | 71,734 | 38,650 |
| Total current assets | | 167,183 | 102,434 |
| TOTAL ASSETS | | 514,115 | 353,770 |
| SHAREHOLDERS' EQUITY | | | |
| Shareholders' equity (according to corresponding statement) | | 27,225 | 20,925 |
| Non-controlling interest | | 76,475 | 54,396 |
| TOTAL SHAREHOLDERS' EQUITY | | 103,700 | 75,321 |
| LIABILITIES | | | |
| Non-current liabilities | | | |
| Trade and other payables | 19 | 271,514 | 187,462 |
| Income tax and minimum presumed income tax liabilities | 20 | 34,042 | 26,563 |
| Borrowings | 17 | 2,325 | 3,577 |
| Deferred income tax liabilities | 18 | 5,475 | 3,567 |
| Derivative financial instruments | | 159 | 110 |

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| | | | |
|--|----|---------|---------|
| Payroll and social security liabilities | | 27 | - |
| Provisions | 14 | 63 | 40 |
| Employee benefits | | 107 | 76 |
| Total non-current liabilities | | 313,712 | 221,395 |
| Current liabilities | | | |
| Trade and other payables | 17 | 20,994 | 17,892 |
| Income tax and minimum presumed income tax liabilities | 19 | 64,317 | 32,083 |
| Payroll and social security liabilities | 18 | 1,543 | 1,059 |
| Borrowings | 30 | 6,118 | 3,243 |
| Derivative financial instruments | | 2,606 | 1,868 |
| Provisions | | 752 | 595 |
| Group of liabilities held for sale | 14 | 373 | 314 |
| Total Current liabilities | | 96,703 | 57,054 |
| TOTAL LIABILITIES | | 410,415 | 278,449 |
| TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES | | 514,115 | 353,770 |

The accompanying notes are an integral part of these Financial Statements.

PRICE WATERHOUSE & CO. S.R.L.

(Socio)

C.P.C.E.C.A.B.A. T° 1 F° 17
 Dr. Mariano C. Tomatis
 Contador Público (UBA)
 C.P.C.E.C.A.B.A. T° 241 F° 118

Marcelo H. Fuxman
 Síndico Titular
 Por Comisión Fiscalizadora

Alejandro G.
 Elsztain
 Vicepresident
 II acting
 as President

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Cresud Sociedad Anónima,
Comercial, Inmobiliaria, Financiera y Agropecuaria

Unaudited Condensed Interim Consolidated Statements of Income and Other Comprehensive Income
for the three-month periods ended September 30, 2018 and 2017

(All amounts in millions, except otherwise indicated)

Free translation from the original prepared in Spanish for publication in Argentina

| | Note | 09.30.18 | 09.30.17 |
|--|------|----------|----------|
| Revenues | 21 | 13,155 | 8,492 |
| Costs | 22 | (8,422) | (5,097) |
| Initial recognition and changes in the fair value of biological assets and agricultural products at the point of harvest | | 329 | 75 |
| Changes in the net realizable value of agricultural products after harvest | | 306 | 52 |
| Gross profit | | 5,368 | 3,522 |
| Net gain from fair value adjustment of investment properties | | 15,767 | 3,409 |
| Gain from disposal of farmlands | | 1 | - |
| General and administrative expenses | 23 | (1,421) | (903) |
| Selling expenses | 23 | (1,663) | (1,139) |
| Other operating results, net | 24 | 456 | 110 |
| Management fees | | (228) | (30) |
| Profit from operations | | 18,280 | 4,969 |
| Share of profit of associates and joint ventures | 7 | 445 | 384 |
| Profit before financial results and income tax | | 18,725 | 5,353 |
| Finance income | 25 | 2,124 | 345 |
| Finance cost | 25 | (19,528) | (5,203) |
| Other financial results | 25 | 7,020 | 319 |
| Financial results, net | 25 | (10,384) | (4,539) |
| Profit before income tax | | 8,341 | 814 |
| Income tax | 20 | (856) | (1,137) |
| Profit / (loss) for the period from continuing operations | | 7,485 | (323) |
| (Loss) / profit for the period from discontinued operations | 31 | (46) | 351 |
| Profit for the period | | 7,439 | 28 |
| Other comprehensive income / (loss): | | | |
| Items that may be reclassified subsequently to profit or loss: | | | |
| Currency translation adjustment | | 16,550 | (109) |
| Share of other comprehensive income loss of associates and joint ventures | | 4,353 | - |
| Change in the fair value of hedging instruments net of income taxes | | 1 | - |
| Other comprehensive income / (loss) for the period from continuing operations | | 20,904 | (109) |
| Other comprehensive income / (loss) for the period from discontinued operations | | 674 | (4) |
| Total other comprehensive income / (loss) for the period | | 21,578 | (113) |
| Total comprehensive income / (loss) for the period | | 29,017 | (85) |
| Total comprehensive income / (loss) from continuing operations | | 28,389 | (432) |
| Total comprehensive income from discontinued operations | | 628 | 347 |
| Total comprehensive income / (loss) from the period | | 29,017 | (85) |
| Profit / (loss) for the period attributable to: | | | |
| Equity holders of the parent | | 2,057 | 221 |
| Non-controlling interest | | 5,382 | (193) |
| Profit / (loss) from continuing operations attributable to: | | | |

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| | | |
|---|--------|-------|
| Equity holders of the parent | 2,082 | 93 |
| Non-controlling interest | 5,403 | (416) |
| Total comprehensive income / (loss) attributable to: | | |
| Equity holders of the parent | 6,479 | 214 |
| Non-controlling interest | 22,538 | (299) |
| Profit for the period per share attributable to equity holders of the parent: | | |
| Basic | 4.291 | 0.443 |
| Diluted | 4.096 | 0.441 |
| Profit per share from continuing operations attributable to equity holders of the parent: | | |
| Basic | 4.343 | 0.276 |
| Diluted | 4.148 | 0.274 |

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 Por Comisión Fiscalizadora

Alejandro G.
 Elsztain
 Vicepresident
 II acting
 as President

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Cresud Sociedad Anónima,
Comercial, Inmobiliaria, Financiera y Agropecuaria

Unaudited Condensed Interim Consolidated Statements of Changes in Shareholders' Equity
for the three-month period ended September 30, 2018

(All amounts in millions, except otherwise indicated)

Free translation from the original prepared in Spanish for publication in Argentina

| | Attributable to equity holders of the parent | | | | | | | | | | Non-controlling interest |
|---|--|-----------------|---|---------------|---|---------------|----------------------|----------------------|-------------------|----------|--------------------------|
| | Share capital | Treasury shares | Inflation adjustment of share capital and treasury shares (i) | Share premium | Additional paid-in capital from treasury shares | Legal reserve | Special reserve (ii) | Other reserves (iii) | Retained earnings | Subtotal | |
| Balance as of June 30, 2018 | 482 | 20 | 65 | 659 | 21 | 113 | 1,516 | 3,334 | 14,715 | 20,925 | 54,396 |
| Adjustments previous periods (IFRS 9 and 15) (Note 2.2) | - | - | - | - | - | - | - | - | (47) | (47) | (29) |
| Adjusted balance as of June 30, 2018 | 482 | 20 | 65 | 659 | 21 | 113 | 1,516 | 3,334 | 14,668 | 20,878 | 54,367 |
| Profit for the period | - | - | - | - | - | - | - | - | 2,057 | 2,057 | 5,382 |
| Other comprehensive income for the period | - | - | - | - | - | - | - | 4,422 | - | 4,422 | 17,156 |
| Total comprehensive profit for the period | - | - | - | - | - | - | - | 4,422 | 2,057 | 6,479 | 22,538 |
| Reversal by sale of investment properties | - | - | - | - | - | - | - | (11) | 11 | - | - |
| Reserve for share-based payments | - | - | - | - | - | - | - | - | - | - | 4 |
| Acquisition of treasury stock | (3) | 3 | - | - | - | - | - | (138) | - | (138) | - |
| Dividends distribution to non-controlling interest | - | - | - | - | - | - | - | - | - | - | (205) |
| Changes in non-controlling interest | - | - | - | - | - | - | - | 6 | - | 6 | (229) |

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| | | | | | | | | | | | |
|----------------------------------|-----|----|----|-----|----|-----|-------|-------|--------|--------|--------|
| Balance as of September 30, 2018 | 479 | 23 | 65 | 659 | 21 | 113 | 1,516 | 7,613 | 16,736 | 27,225 | 76,475 |
|----------------------------------|-----|----|----|-----|----|-----|-------|-------|--------|--------|--------|

(i) Includes Ps. 1 of Inflation adjustment of treasury shares. See Note 18 to the Annual Financial Statements.

(ii) Related to CNV General Resolution N° 609/12.

(iii) Group's other reserves for the period ended September 30, 2018 are comprised as follows:

| | Cost of treasury shares | Changes in non-controlling interest | Revaluation surplus | Reserve for currency translation adjustment | Reserve shared-based compensation | Reserve for defined new benefit plans | Hedging instruments | Other reserves from subsidiaries | Reserve for the acquisition of securities issued by the Company |
|---|-------------------------|-------------------------------------|---------------------|---|-----------------------------------|---------------------------------------|---------------------|----------------------------------|---|
| Balance as of June 30, 2018 | (785) | (1,450) | 93 | 4,005 | 108 | 1,375 | 8 | 24 | 25 |
| Other comprehensive income for the period | - | - | 287 | 4,125 | 2 | - 8 | - | - | - |
| Total comprehensive profit for the period | - | - | 287 | 4,125 | 2 | - 8 | - | - | - |
| Reversal by sale of investment properties | - | - | (11) | - | - | - - | - | - | - |
| Acquisition of treasury stock | (138) | - | - | - | - | - - | - | - | - |
| Changes in interest in subsidiaries | - | 6 | - | - | - | - - | - | - | - |
| Balance as of September 30, 2018 | (923) | (1,444) | 369 | 8,130 | 110 | 1,377 | 8 | 24 | 25 |

The accompanying notes are an integral part of these Financial Statements.

PRICE WATERHOUSE & CO. S.R.L.

(Socio)

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Dr. Mariano C. Tomatis
Contador Público (UBA)
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Marcelo H. Fuxman
Síndico Titular
Por Comisión Fiscalizadora

Alejandro G.
Elsztain
Vicepresident
II acting
as President

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Cresud Sociedad Anónima,
Comercial, Inmobiliaria, Financiera y Agropecuaria

Unaudited Condensed Interim Consolidated Statements of Changes in Shareholders' Equity
for the three-month period ended September 30, 2017

(All amounts in millions, except otherwise indicated)

Free translation from the original prepared in Spanish for publication in Argentina

| | Attributable to equity holders of the parent | | | | | | | | | | Non-controlling interest |
|--|--|-----------------|---|---------------|---|---------------|----------------------|----------------------|-------------------|----------|--------------------------|
| | Share capital | Treasury shares | Inflation adjustment of share capital and treasury shares (i) | Share premium | Additional paid-in capital from treasury shares | Legal reserve | Special reserve (ii) | Other reserves (iii) | Retained earnings | Subtotal | |
| Balance as of June 30, 2017 | 499 | 3 | 65 | 659 | 20 | 83 | 1,516 | 2,496 | 11,064 | 16,405 | 32,768 |
| Profit / (loss) for the period | - | - | - | - | - | - | - | - | 221 | 221 | (193) |
| Other comprehensive loss for the period | - | - | - | - | - | - | - | (7) | - | (7) | (106) |
| Total comprehensive profit / (loss) for the period | - | - | - | - | - | - | - | (7) | 221 | 214 | (299) |
| Reserve shared-based compensation | - | - | - | - | - | - | - | 1 | - | 1 | 16 |
| Changes in interest in subsidiaries | - | - | - | - | - | - | - | (20) | - | (20) | (36) |
| Incorporation by business combination | - | - | - | - | - | - | - | - | - | - | (11) |
| Dividends distribution to non-controlling interest | - | - | - | - | - | - | - | - | - | - | 1 |
| Issuance of capital | - | - | - | - | - | - | - | - | - | - | 2 |
| Balance as of September 30, 2017 | 499 | 3 | 65 | 659 | 20 | 83 | 1,516 | 2,470 | 11,285 | 16,600 | 32,441 |

(i) Includes Ps. 1 of Inflation adjustment of treasury shares. See Note 16 to the Annual Financial Statements.

(ii) Related to CNV General Resolution N° 609/12.

(iii)

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Group's other reserves for the period ended September 30, 2017 are comprised as follows:

| | Cost of treasury shares | Changes in non-controlling interest | Reserve for currency translation adjustment | Reserve shared-based compensation | Reserve for future dividends | Hedging instruments | Reserve for the acquisition of securities issued by the Company | Other reserves from subsidiaries | Total other reserves |
|--|-------------------------|-------------------------------------|---|-----------------------------------|------------------------------|---------------------|---|----------------------------------|----------------------|
| Balance as of June 30, 2017 | (24) | 243 | 2,123 | 103 | (10) | 11 | 25 | 25 | 2,496 |
| Other comprehensive income / (loss) for the period | - | - | 20 | - | (25) | (2) | - | - | (7) |
| Total comprehensive profit / (loss) for the period | - | - | 20 | - | (25) | (2) | - | - | (7) |
| Reserve for share-based payments | - | - | - | 1 | - | - | - | - | 1 |
| Changes in interest in subsidiaries | - | (20) | - | - | - | - | - | - | (20) |
| Balance as of September 30, 2017 | (24) | 223 | 2,143 | 104 | (35) | 9 | 25 | 25 | 2,470 |

The accompanying notes are an integral part of these Financial Statements.

PRICE WATERHOUSE & CO. S.R.L.

| | | |
|---|--|--|
| |) |) |
| (Socio) | | |
| C.P.C.E.C.A.B.A. T° 1 F° 17 Dr. Mariano C. Tomatis Contador Público (UBA) C.P.C.E.C.A.B.A. T° 241 F° 118 | Marcelo H. Fuxman Síndico Titular Por Comisión Fiscalizadora | Alejandro G. Elsztain Vicepresidente II acting as President |

Cresud Sociedad Anónima,
Comercial, Inmobiliaria, Financiera y Agropecuaria

Unaudited Condensed Interim Consolidated Statements of Cash Flows
for the three-month periods ended September 30, 2018 and 2017

(All amounts in millions, except otherwise indicated)

Free translation from the original prepared in Spanish for publication in Argentina

| | Note | 09.30.18 | 09.30.17 |
|---|------|----------|----------|
| Operating activities: | | | |
| Net cash generated from operating activities before income tax paid | 16 | 1,266 | 2,205 |
| Income tax paid | | (58) | (155) |
| Net cash generated from continuing operating activities | | 1,208 | 2,050 |
| Net cash generated from discontinued operating activities | | 191 | 400 |
| Net cash generated from operating activities | | 1,399 | 2,450 |
| Investing activities: | | | |
| Increase of interest in associates and joint ventures | | (49) | (30) |
| Capital contributions to associates and joint ventures | | (31) | - |
| Proceeds from liquidation of associate | | (5) | - |
| Acquisition, improvements and advance payments for the development of investment properties | | (1,172) | (621) |
| Cash incorporated by deconsolidation of subsidiary | | 33 | - |
| Advanced proceeds from sales of farmlands | | - | 69 |
| Proceeds from sales of farmlands | | - | 6 |
| Proceeds from sales of investment properties | | 7 | 26 |
| Acquisitions and improvements of property, plant and equipment | | (641) | (835) |
| Proceeds from sales of property, plant and equipment | | 1 | - |
| Advance payments | | (16) | (110) |
| Acquisition of intangible assets | | (433) | (114) |
| Net increase of restricted deposits | | (182) | (223) |
| Dividends collected from associates and joint ventures | | 90 | - |
| Proceeds from sale of equity interest in associates and joint ventures | | 389 | - |
| Proceeds from loans granted | | 57 | - |
| Acquisition of investments in financial assets | | (5,005) | (6,913) |
| Proceeds from disposal of investments in financial assets | | 7,573 | 3,722 |
| Interest received from financial assets | | 183 | 54 |
| Dividends received | | 125 | 98 |
| Loans granted to related parties | | - | (229) |
| Loans | | - | (88) |
| Net cash generated from (used in) continuing investing activities | | 924 | (5,188) |
| Net cash used in discontinued investing activities | | (119) | (379) |
| Net cash generated from (used in) investing activities | | 805 | (5,567) |
| Financing activities: | | | |
| Borrowings and issuance of non-convertible notes | | 14,408 | 15,116 |
| Payment of borrowings and non-convertible notes | | (3,153) | (11,243) |
| Obtaining of short term loans, net | | 3,095 | 71 |
| Interest paid | | (1,740) | (1,625) |
| Issuance of capital in subsidiaries | | - | 276 |
| Repurchase of non-convertible notes | | (634) | - |
| Capital contributions from non-controlling interest in subsidiaries | | - | 129 |
| Acquisition of non-controlling interest in subsidiaries | | (227) | (48) |

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| | | |
|---|--------|--------|
| Proceeds from sales of non-controlling interest in subsidiaries | 7 | 18 |
| Loans received from associates and joint ventures, net | 53 | - |
| Dividends paid to non-controlling interest in subsidiaries | (220) | - |
| Payment of seller financing | (1) | 1 |
| Dividends paid | - | (130) |
| Proceeds from derivative financial instruments, net | 147 | 17 |
| Net cash generated from continuing financing activities | 11,735 | 2,582 |
| Net cash generated from discontinued financing activities | 99 | 1,463 |
| Net cash generated from financing activities | 11,834 | 4,045 |
| Net Increase (decrease) in cash and cash equivalents from continuing activities | 13,867 | (556) |
| Net increase in cash and cash equivalents from discontinued activities | 171 | 1,484 |
| Net increase in cash and cash equivalents | 14,038 | 928 |
| Cash and cash equivalents at beginning of the period | 14 | 38,650 |
| Cash and cash equivalents reclassified to held for sale | (184) | 1,488 |
| Foreign exchange gain on cash and changes in fair value of cash equivalents | 19,230 | 94 |
| Cash and cash equivalents at the end of the period | 71,734 | 26,389 |

The accompanying notes are an integral part of these Financial Statements.

PRICE WATERHOUSE & CO. S.R.L.

(Socio))

C.P.C.E.C.A.B.A. T° 1 F° 17
 Dr. Mariano C. Tomatis
 Contador Público (UBA)
 C.P.C.E.C.A.B.A. T° 241 F° 118

Marcelo H. Fuxman
 Síndico Titular
 Por Comisión Fiscalizadora

Alejandro G.
 Elsztain
 Vicepresident
 II acting
 as President

Cresud Sociedad Anónima,
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Notes to Consolidated Financial Statements
(Amounts in millions, except otherwise indicated)

1.
The Group's business and general information

Cresud was founded in 1936 as a subsidiary of Credit Foncier, a Belgian company primarily engaged in providing rural and urban loans in Argentina and administering real estate holdings foreclosed by Credit Foncier. Credit Foncier was liquidated in 1959, and as part of such liquidation, the shares of Cresud were distributed to Credit Foncier's shareholders. From the 1960s through the end of the 1970s, the business of Cresud shifted exclusively to agricultural activities.

In 2002, Cresud acquired a 19.85% interest in IRSA, a real estate company related to certain shareholders of Cresud. In 2009, Cresud increased its ownership percentage in IRSA to 55.64% and IRSA became Cresud's direct principal subsidiary.

Cresud and its subsidiaries are collectively referred to hereinafter as the Group.

Main shareholders of the Company are jointly Inversiones Financieras del Sur S.A. and Agroinvestment S.A. Both entities are companies incorporated in Uruguay and belong to the same controlling group and ultimate beneficiary.

The Board of Directors has approved these Financial Statements for issuance on November 9, 2018.

As of September 30, 2018, the Group operates in two major lines of business: (i) agricultural business and (ii) urban properties and investments business, which is divided into two operations centers: (a) Operations Center in Argentina and (b) Operations Center in Israel. They are developed through several operating companies and the main ones are listed below:

- (i)
Corresponds to Group's associates, which are hence excluded from consolidation.
- (ii)
The results are included in discontinued operations, due to the loss of control in June 2018 (see Note 4.(1) to the Annual Financial Statements).
- (iii)
Disclosed as financial assets held for sale.
- (iv)
Assets and liabilities are disclosed as held for sale and the results as discontinued operations.
- (v)
See Note 4 to the Annual Financial Statements for more information about the change within the Operations Center in Israel.

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2.
Summary of significant accounting policies

2.1.
Basis of preparation

The CNV, in Title IV "Periodic Information Regime" - Chapter III "Rules relating to the presentation and valuation of financial statements" - Article 1, of its standards, has established the application of the Technical Resolution No. 26 (RT 26) of the FACPCE and its amendments, which adopt IFRS, issued by the IASB, for certain companies included in the public offering regime of Law No. 26,831, either because of its stock or its non-convertible notes, or that have requested authorization to be included in the aforementioned regime.

Also, in Article 3 of the aforementioned CNV regulations, it is established that "The companies subject to the Commission's control cannot apply the method of restating financial statements in a homogeneous currency."

For the preparation of these financial statements, the Group has made use of the option provided by IAS 34, and has prepared them in a condensed form. Therefore, these financial statements do not include all the information required in a complete set of annual financial statements and, consequently, it is recommended that they be read together with the annual financial statements as of June 30, 2018.

In view of what has been mentioned in the preceding paragraphs, the management of the Group's management has prepared these financial statements in accordance with the accounting principles established by the CNV, which are based on the application of IFRS, in particular of IAS 34, with the only exception to the application of IAS 29 (which determines the mandatory restatement of financial statements), excluded by the CNV from its accounting framework.

Additionally, the information required by the CNV indicated in article 1, Chapter III, Title IV of General Resolution N° 622/13 has been included. Such information is included in a note to these financial statements.

IAS 29 "Financial Reporting in Hyperinflationary Economies" requires that the financial statements of an entity whose functional currency is one of a hyperinflationary economy be expressed in terms of the current unit of measurement at the closing date of the reporting period, regardless of whether they are based on the historical cost method or the current cost method. To do so, in general terms, the inflation produced from the date of acquisition or from the revaluation date, as applicable, must be calculated for the non-monetary items. This requirement also includes the comparative information of the financial statements.

In order to conclude on whether an economy is categorized as high inflation in the terms of IAS 29, the standard details a series of factors to be considered, including the existence of an accumulated inflation rate in three years that approximates to or exceeds 100%. Accumulated inflation in Argentina in three years is over 100%. It is for this reason that, in accordance with IAS 29, Argentina has a high inflation economy starting July 1, 2018. In turn, on July 24, 2018, the FACPCE, issued a communication confirming the aforementioned. However, it must be taken into account that, at the time of issuance of these financial statements, National Executive Decree 664/03 is in force, which does not allow the presentation of restated financial statements before the CNV. Therefore, given this decree, and the regulatory framework of the CNV, the Group's management has not applied IAS 29 in the preparation of these Financial Statements.

In an inflationary period, any entity that maintains an excess of monetary assets over monetary liabilities, will lose purchasing power, and any entity that maintains an excess of monetary liabilities over monetary assets, will gain purchasing power, provided that such items are not subject to an adjustment mechanism.

Briefly, the restatement method of IAS 29 establishes that monetary assets and liabilities must not be restated since they are already expressed in the current unit of measurement at the end of the reporting period. Assets and liabilities subject to adjustments based on specific agreements must be adjusted in accordance with such agreements. The non-monetary items measured at their current values at the end of the reporting period, such as the net realization value or others, do not need to be restated. The remaining non-monetary assets and liabilities must be restated by a general price index. The loss or gain from the net monetary position will be included in the net result of the reporting year / period, revealing this information in a separate line item.

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2.2 Accounting policies

The accounting policies applied in the presentation of these Financial Statements are consistent with those applied in the preparation of the Annual Financial Statements, as described in Note 2.2 to those Financial Statements except for what it's mentioned in Note 2.1 to the present Financial Statements.

As described in Note 2.2 to the Annual Financial Statements, the Group adopted IFRS 15 "Revenues from contracts with customers" and IFRS 9 "Financial instruments" in the present fiscal year using the cumulative effect approach, so that the cumulative impact of the adoption was recognized in the retained earnings at the beginning of the period, and the comparative figures have not been modified due to this adoption.

The main changes are the following:

IFRS 15: Revenues from contracts with customers

The standard introduces a new five-step model for recognizing revenue from contracts with customers:

- 1)
Identifying the contract with the customer.
- 2)
Identifying separate performance obligations in the contract.
- 3)
Determining the transaction price.
- 4)
Allocating the transaction price to separate performance obligations.
- 5)
Recognizing revenue when the performance obligations are satisfied.

IFRS 9: Financial instruments

The new standard includes a new model of "expected credit loss" for receivables or other assets not measured at fair value. The new model presents a dual measurement approach for impairment: if the credit risk of a financial asset has not increased significantly since its initial recognition, an allowance for impairment will be recorded in the amount of expected credit losses resulting from the possible non-compliance events within a certain period. If the credit risk has increased significantly, in most cases the allowance will increase and the amount of the expected losses should be recorded.

In accordance with the new standard, in cases where a change in terms or exchange of financial liabilities is immaterial and does not lead, at the time of analysis, to the reduction of the previous liability and recognition of the new liability, the new cash flows must be discounted at the original effective interest rate, recording the impact of the difference between the present value of the financial liability that has the new terms and the present value of the original financial liability in net income.

The effect on the income statement for the three-month period ended September 30, 2018 for the first implementation of IFRS 15 is as follows:

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| | Three months 09.30.18 | | |
|--|------------------------------------|------------------------------|--------------------------------|
| | According to previous standards | Implementation of IFRS 15 | Current statement of income |
| Revenues | 12,718 | 437 | 13,155 |
| Costs | (8,068) | (354) | (8,422) |
| Initial recognition and changes in the fair value of biological assets and agricultural products at the point of harvest | 329 | - | 329 |
| Changes in the net realizable value of agricultural products after harvest | 306 | - | 306 |
| Gross profit | 5,285 | 83 | 5,368 |
| Net gain from fair value adjustment of investment properties | 15,767 | - | 15,767 |
| Gain from disposal of farmlands | 1 | - | 1 |
| General and administrative expenses | (1,421) | - | (1,421) |
| Selling expenses | (1,867) | 204 | (1,663) |
| Other operating results, net | 456 | - | 456 |
| Management fees | (228) | - | (228) |
| Profit from operations | 17,993 | 287 | 18,280 |
| Share of profit of associates and joint ventures | 425 | 20 | 445 |
| Profit from operations before financing and taxation | 18,418 | 307 | 18,725 |
| Finance income | 2,124 | - | 2,124 |
| Finance cost (i) | (19,535) | 7 | (19,528) |
| Other financial results | 7,020 | - | 7,020 |
| Financial results, net | (10,391) | 7 | (10,384) |
| Income before income tax | 8,027 | 314 | 8,341 |
| Income tax | (793) | (63) | (856) |
| Income for the period from continuing operations | 7,234 | 251 | 7,485 |
| Loss for the period from discontinued operations | (46) | - | (46) |
| Profit for the period | 7,188 | 251 | 7,439 |

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The effect on the retained earnings as of July 1, 2018 for the first implementation of IFRS 9 and 15 is as follows:

| | 07.01.18 Implementation of IFRS 15 | Implementation of IFRS 9 | Total |
|---|--|-----------------------------|----------------|
| ASSETS | | | |
| Non-current assets | | | |
| Trading properties | (3,339) | - | (3,339) |
| Investment in associates and joint ventures | 94 | (85) | 9 |
| Deferred income tax assets | (95) | - | (95) |
| Trade and other receivables | 497 | (63) | 434 |
| Total non-current assets | (2,843) | (148) | (2,991) |
| Current assets | | | |
| Trading properties | (734) | - | (734) |
| Groups of assets held for sale | 292 | 39 | 331 |
| Total current assets | (442) | 39 | (403) |
| TOTAL ASSETS | (3,285) | (109) | (3,394) |
| SHAREHOLDERS' EQUITY | | | |
| Shareholders' equity (according to corresponding statement) | 51 | (98) | (47) |
| Non-controlling interest | 155 | (184) | (29) |
| TOTAL SHAREHOLDERS' EQUITY | 206 | (282) | (76) |
| LIABILITIES | | | |
| Non-current liabilities | | | |
| Trade and other payables | - | 197 | 197 |
| Income tax and minimum presumed income tax liabilities | (60) | (79) | (139) |
| Borrowings | (1,561) | - | (1,561) |
| Total non-current liabilities | (1,621) | 118 | (1,503) |
| Current liabilities | | | |
| Trade and other payables | (1,870) | - | (1,870) |
| Income tax and minimum presumed income tax liabilities | - | 55 | 55 |
| Total Current liabilities | (1,870) | 55 | (1,815) |
| TOTAL LIABILITIES | (3,491) | 173 | (3,318) |
| TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES | (3,285) | (109) | (3,394) |

2.3

Comparability of information

Balance items as of June 30, 2018 and September 30, 2017 presented in these Financial Statements for comparative purposes arise from the financial statements as of and for such period. Certain items from prior periods have been reclassified for consistency purposes regarding the loss of control in Shufersal. See note 4.(1) to Annual Financial Statements.

2.4

Use of estimates

The preparation of Financial Statements at a certain date requires Management to make estimations and evaluations affecting the amount of assets and liabilities recorded and contingent assets and liabilities disclosed at such date, as well as income and expenses recorded during the period. Actual results might differ from the estimates and evaluations made at the date of preparation of these financial statements. In the preparation of these financial statements, the significant judgments made by Management in applying the Group's accounting policies and the main sources of uncertainty were the same as the ones applied by the Group in the preparation of the Annual Financial Statements described in Note 3 to those Financial Statements.

3.

Seasonal effects on operations

Agricultural business

Some of the Group's businesses are more affected by seasonal effects than others. The operations of the Group's agricultural business are subject to seasonal effects. The harvests and sale of grains in Argentina generally take place each year since March in the case of corn and soybean, since October in the case of wheat, and since December in the case of sunflower. In Brazil, the harvest and sale of soybean take place since February, and in the case of corn weather conditions make it possible to have two seasons, therefore the harvest take place between March and July. In Bolivia, weather conditions also make it possible to have two soybean, corn and sorghum seasons and, therefore, these crops are harvested in July and May, whereas wheat is harvested in August and September, respectively. In the case of sugarcane, harvest and sale take place between April and November of each year. Other segments of the agricultural business, such as beef cattle production tend to be more stable. However, beef cattle production is generally larger during the second quarter, when conditions are more favorable. As a result, there may be material fluctuations in the agricultural business results across quarters

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Urban properties and investments business

Operations Center in Argentina

The operations of the Group's shopping malls are subject to seasonal effects, which affect the level of sales recorded by lessees. During summer time in Argentina (January and February), the lessees of shopping malls experience the lowest sales levels in comparison with the winter holidays (July) and Christmas and year-end holidays celebrated in December, when they tend to record peaks of sales. Apparel stores generally change their collections during the spring and the fall, which impacts positively on shopping malls sales. Sale discounts at the end of each season also affect the business. As a consequence, for shopping mall operations, a higher level of business activity is expected in the period ranging between July and December, compared to the period between January and June.

Operations Center in Israel

The results of operations of telecommunications and tourism are usually affected by seasonality in summer months in Israel and by the Jewish New Year, given a higher consumption due to internal and external tourism.

4.

Acquisitions and disposals

Significant acquisitions and disposals for the three-month period ended September 30, 2018 are detailed below. Significant acquisitions and disposals for the fiscal year ended June 30, 2018, are detailed in Note 4 to the Annual Financial Statements.

Agricultural business

Sale of Jatobá

On June 13, 2018, the Group, through its subsidiary Brasilagro, entered into an agreement to sell a total area of 9,784 hectares (7,485 hectares of agricultural land) from Jatobá Establishment, a rural property located in the municipality of Jaborandi.

On July 31, 2018, the buyer made the payment of the first installment of 300,000 bags of soybeans, for an amount of Ps. 156, in accordance with the conditions set in the contract, obtaining the deed and enabling the accounting recognition of the income by the Group, for the value of 285 bags per useful hectare, equivalent to Ps. 916. The outstanding amount will be paid in six annual installments.

Urban properties and investments business

Operations Center in Israel

Possible sale of a subsidiary of IDB Tourism

On August 14, 2018, the Board of Directors of IDB Tourism approved its engagement in a memorandum of understanding for the sale of 50% of the issued share capital of a company which manages the incoming tourism operation which is held by Israir for a total consideration of NIS 26 million (approximately Ps. 295 as of the date of issuance of these financial statements). The closing of the transaction is expected by November 30, 2018. This

transaction does not change the intentions of selling the whole investment in IDBT, which the management of the company expects to complete before June 2019.

Partial sale of Clal

On August 30, 2018 continuing with the instructions given by the Commissioner of Capital Markets, Insurance and Savings of Israel, IDBD has sold 5% of its stake in Clal through a swap transaction in the same conditions that applied to the swap transactions performed in the preceding months of May and August 2017, January and May 2018 described in Note 4 to the Annual Consolidated Financial Statements. The consideration was set at an amount of approximately NIS 173 million (equivalent to approximately Ps. 1,766 as of the transaction date). After the completion of the transaction, IDBD's interest in Clal was reduced to 29.8% of its share capital.

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Agreement to sell plot of land in USA

In August 2018, a subsidiary of IDBG signed an agreement to sell a plot of land next to the Tivoli project in Las Vegas for a consideration of US\$ 18 (approximately Ps. 739 as of the date of issuance of these financial statements).

Interest increase in DIC

On July 5, 2018 Tyrus acquired 2,062,000 of DIC's shares in the market for a total amount of NIS 20 (equivalent to Ps. 227 as of that date), which represent 1.35% of the Company's outstanding shares at such date. As a result of this transaction, the Group's equity interest has increased from 76.57% to 77.92%. This transaction was accounted for as an equity transaction generating an increase in the net equity attributable to the controlling shareholders by Ps. 7.

5.

Financial risk management and fair value estimates

These Financial Statements do not include all the information and disclosures on financial risk management; therefore, they should be read along with Note 5 to the Annual Financial Statements. There have been no changes in risk management or risk management policies applied by the Group since year-end.

Since June 30, 2018 and up to the date of issuance of these Financial Statements, there have been no significant changes in business or economic circumstances affecting the fair value of the Group's assets or liabilities, except for what is mentioned in Note 6, (either measured at fair value or amortized cost). Furthermore, there have been no transfers between the different hierarchies used to assess the fair value of the Group's financial instruments.

6.

Segment information

As explained in Note 6 to the Annual Consolidated Financial Statements, segment information is reported from the perspective of products and services: (i) agricultural business and (ii) urban properties and investment business. In addition, this last segment is reported divided from the geographic point of view in two Operations Centers to manage its global interests: Argentina and Israel. As from fiscal year 2018 the CODM reviews the operating income/loss of each business excluding the amounts related to management fees, being such amount reviewed at an aggregate level outside each business. Additionally, the CODM reviews certain corporate expenses associated with each business in an aggregate manner and separately from each of the segments, such expenses have been disclosed in the "Corporate" segment of each business and operation center. Also, as described in Note 4.(1) to the Annual Financial Statements, the Group lost control of Shufersal as of June 30, 2018 and has reclassified its results to discontinued operations. Segment information for the period ended September 30, 2017 has been recast for the purposes of comparability with the present period

Below is a summary of the Group's business units and a reconciliation between the operating income according to segment information and the operating income of the statement of income and other comprehensive income of the Group for the periods ended September 30, 2018 and 2017:

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Below is a summarized analysis of the lines of business of the Group for the year ended September 30, 2018:

| | 09.30.18 | | | | | | | | |
|---|--|--------------------------------------|-----------------------------------|----------|---------------------------------|--------------------------|---------------------|---|----------------------------------|
| | Urban Properties and Investment business (II) | | | | | | | Elimination of inter-segment transactions and non-reportable assets / liabilities (iii) | To Sta of I / Fi Pos |
| | Agricultural business (I) | Operations Center in Argentina | Operations Center in Israel | Subtotal | Total segment information | Joint ventures (i) | Adjustments (ii) | | |
| Revenues | 2,390 | 1,647 | 8,728 | 10,375 | 12,765 | (12) | 467 | (65) | 13, |
| Costs | (1,942) | (327) | (5,718) | (6,045) | (7,987) | 7 | (481) | 39 | (8, |
| Initial recognition and changes in the fair value of biological assets and agricultural products at the point of harvest | 308 | - | - | - | 308 | - | - | 21 | 329 |
| Changes in the net realizable value of agricultural products after harvest | 306 | - | - | - | 306 | - | - | - | 306 |
| Gross profit | 1,062 | 1,320 | 3,010 | 4,330 | 5,392 | (5) | (14) | (5) | 5,3 |
| Gain from disposal of farmlands | 1 | - | - | - | 1 | - | - | - | 1 |
| Net gain / (loss) from fair value adjustment of investment properties | 2 | 16,470 | (7) | 16,463 | 16,465 | (698) | - | - | 15, |
| General and administrative expenses | (180) | (280) | (967) | (1,247) | (1,427) | 2 | - | 4 | (1, |
| Selling expenses | (180) | (174) | (1,311) | (1,485) | (1,665) | 1 | - | 1 | (1, |
| Other operating results, net | 134 | (18) | 336 | 318 | 452 | 4 | - | - | 450 |

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| | | | | | | | | | |
|--|--------|--------|-----------|-----------|-----------|-------|-------|----------|------|
| Management fees | - | - | - | - | - | - | (228) | - | (22) |
| Profit from operations | 839 | 17,318 | 1,061 | 18,379 | 19,218 | (696) | (242) | - | 18, |
| Share profit / (loss) of associates and joint ventures | 9 | 128 | (218) | (90) | (81) | 526 | - | - | 44, |
| Segment profit | 848 | 17,446 | 843 | 18,289 | 19,137 | (170) | (242) | - | 18, |
| Reportable assets | 15,698 | 82,794 | 386,351 | 469,145 | 484,843 | (513) | - | 29,785 | 514, |
| Reportable liabilities | - | - | (326,598) | (326,598) | (326,598) | - | - | (83,817) | (41, |
| Net reportable assets | 15,698 | 82,794 | 59,753 | 142,547 | 158,245 | (513) | - | (54,032) | 103, |

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Below is a summarized analysis of the lines of business of the Group for the year ended September 30, 2017:

| | 09.30.17 | | | | | | | | |
|---|--|--------------------------------------|-----------------------------------|----------|---------------------------------|--------------------------|---------------------|---|----------------------------------|
| | Urban Properties and Investment business (II) | | | | | | | Elimination of inter-segment transactions and non-reportable assets / liabilities (iii) | To Sta of I / Fi Pos |
| | Agricultural business (I) | Operations Center in Argentina | Operations Center in Israel | Subtotal | Total segment information | Joint ventures (i) | Adjustments (ii) | | |
| Revenues | 1,499 | 1,219 | 5,412 | 6,631 | 8,130 | (11) | 411 | (38) | 8,4 |
| Costs | (1,197) | (249) | (3,251) | (3,500) | (4,697) | 5 | (417) | 12 | (5,0 |
| Initial recognition and changes in the fair value of biological assets and agricultural products at the point of harvest | 52 | - | - | - | 52 | 1 | - | 22 | 75 |
| Changes in the net realizable value of agricultural products after harvest | 52 | - | - | - | 52 | - | - | - | 52 |
| Gross profit | 406 | 970 | 2,161 | 3,131 | 3,537 | (5) | (6) | (4) | 3,5 |
| Net gain from fair value adjustment of investment properties | 52 | 2,518 | 878 | 3,396 | 3,448 | (39) | - | - | 3,4 |
| General and administrative expenses | (109) | (192) | (617) | (809) | (918) | 12 | - | 3 | (90 |
| Selling expenses | (152) | (93) | (896) | (989) | (1,141) | 1 | - | 1 | (1,1 |
| Other operating results, net | 7 | (28) | 115 | 87 | 94 | 16 | - | - | 110 |
| Management fees | - | - | - | - | - | - | (30) | - | (30 |
| Profit from operations | 204 | 3,175 | 1,641 | 4,816 | 5,020 | (15) | (36) | - | 4,9 |

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| | | | | | | | | | |
|--|-------|--------|-----------|-----------|-----------|-------|------|----------|-----|
| Share (loss) / profit of associates and joint ventures | (5) | 487 | (106) | 381 | 376 | 8 | - | - | 384 |
| Segment profit | 199 | 3,662 | 1,535 | 5,197 | 5,396 | (7) | (36) | - | 5,3 |
| Reportable assets | 7,545 | 48,157 | 180,774 | 228,931 | 236,476 | (623) | - | 14,457 | 250 |
| Reportable liabilities | - | - | (159,846) | (159,846) | (159,846) | - | - | (41,423) | (20 |
| Net reportable assets | 7,545 | 48,157 | 20,928 | 69,085 | 76,630 | (623) | - | (26,966) | 49, |

(i)
Represents the equity value of joint ventures that were proportionately consolidated for information by segment purposes.

(ii)
Includes Ps. (14) and Ps. (6) corresponding to Expenses and FPC and Ps. (228) and Ps. (30) to management fees, as of September 30, 2018 and 2017, respectively.

(iii)
Includes deferred income tax assets, income tax and MPIT credits, trade and other receivables, investment in financial assets, cash and cash equivalents and intangible assets except for rights to receive future units under barter agreements, net of investments in associates with negative equity which are included in provisions in the amount of Ps. 3,621 as of September 30, 2018.

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(I)
Agriculture line of business

The following tables present the reportable segments of the agriculture line of business:

| | 09.30.18 | | | | Total |
|--|----------------------------|-------------------------------------|-----------|--------|-----------------------------------|
| | Agricultural production | Land transformation and sales | Corporate | Others | Agricultural business |
| Revenues | 1,380 | - | - | 1,010 | 2,390 |
| Costs | (1,206) | (3) | - | (733) | (1,942) |
| Initial recognition and changes in the fair value of biological assets and agricultural products at the point of harvest | 305 | - | - | 3 | 308 |
| Changes in the net realizable value of agricultural products after harvest | 306 | - | - | - | 306 |
| Gross profit / (loss) | 785 | (3) | - | 280 | 1,062 |
| Gain from disposal of farmlands | - | 1 | - | - | 1 |
| Net gain from fair value adjustment of investment properties | - | 2 | - | - | 2 |
| General and administrative expenses | (118) | - | (30) | (32) | (180) |
| Selling expenses | (104) | - | - | (76) | (180) |
| Other operating results, net | 132 | - | - | 2 | 134 |
| Profit / (loss) from operations | 695 | - | (30) | 174 | 839 |
| Share of profit of associates and joint ventures | 6 | - | - | 3 | 9 |
| Segment profit / (loss) | 701 | - | (30) | 177 | 848 |
| Investment properties | 2,046 | - | - | - | 2,046 |
| Property, plant and equipment | 8,704 | 21 | - | 143 | 8,868 |
| Investments in associates | 67 | - | - | 55 | 122 |
| Other reportable assets | 3,753 | - | - | 909 | 4,662 |
| Reportable assets | 14,570 | 21 | - | 1,107 | 15,698 |
| | 09.30.17 | | | | |
| | Agricultural production | Land transformation and sales | Corporate | Others | Total Agricultural business |
| Revenues | 924 | - | - | 575 | 1,499 |
| Costs | (684) | (4) | - | (509) | (1,197) |
| Initial recognition and changes in the fair value of biological assets and agricultural products at the point of harvest | 52 | - | - | - | 52 |
| Changes in the net realizable value of agricultural products after harvest | 52 | - | - | - | 52 |
| Gross profit / (loss) | 344 | (4) | - | 66 | 406 |

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| | | | | | |
|--|-------|----|------|------|-------|
| Net gain from fair value adjustment of investment properties | - | 52 | - | - | 52 |
| General and administrative expenses | (72) | - | (17) | (20) | (109) |
| Selling expenses | (115) | - | - | (37) | (152) |
| Other operating results, net | 5 | - | - | 2 | 7 |
| Profit / (loss) from operations | 162 | 48 | (17) | 11 | 204 |
| Share of loss of associates and joint ventures | (2) | - | - | (3) | (5) |
| Segment profit / (loss) | 160 | 48 | (17) | 8 | 199 |
| Investment properties | 416 | - | - | - | 416 |
| Property, plant and equipment | 4,853 | 15 | - | 104 | 4,972 |
| Investments in associates | 38 | - | - | 1 | 39 |
| Other reportable assets | 1,773 | - | - | 345 | 2,118 |
| Reportable assets | 7,080 | 15 | - | 450 | 7,545 |

(II)

Urban properties and investments line of business

Below is a summarized analysis of the lines of business of Group's operations center in Argentina:

| | 09.30.18 | | | | | | | |
|--|----------------|---------|------------------------|--------|---------------|-----------|--------|--------|
| | Shopping Malls | Offices | Sales and developments | Hotels | International | Corporate | Others | Total |
| Revenues | 1,039 | 212 | 25 | 352 | - | - | 19 | 1,647 |
| Costs | (96) | (12) | (13) | (185) | - | - | (21) | (327) |
| Gross profit / (loss) | 943 | 200 | 12 | 167 | - | - | (2) | 1,320 |
| Net gain from fair value adjustment of investment properties | 3,694 | 8,425 | 4,318 | - | - | - | 33 | 16,470 |
| General and administrative expenses | (115) | (28) | (22) | (54) | (11) | (40) | (10) | (280) |
| Selling expenses | (96) | (12) | (20) | (43) | - | - | (3) | (174) |
| Other operating results, net | (28) | (4) | (8) | 14 | 2 | - | 6 | (18) |
| Profit / (Loss) from operations | 4,398 | 8,581 | 4,280 | 84 | (9) | (40) | 24 | 17,318 |
| Share of profit / (loss) of associates and joint ventures | - | - | 15 | - | (70) | - | 183 | 128 |
| Segment profit / (loss) | 4,398 | 8,581 | 4,295 | 84 | (79) | (40) | 207 | 17,446 |
| Investment and trading properties | 44,273 | 21,507 | 15,397 | - | 73 | - | 222 | 81,472 |
| Property, plant and equipment | 67 | 37 | - | 174 | 127 | - | 433 | 838 |
| Investment in associates and joint ventures | - | - | 178 | - | (2,597) | - | 2,693 | 274 |

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| | | | | | | | | |
|-------------------------|--------|--------|--------|-----|---------|---|-------|--------|
| Other reportable assets | 35 | 17 | 46 | 12 | - | - | 100 | 210 |
| Reportable assets | 44,375 | 21,561 | 15,621 | 186 | (2,397) | - | 3,448 | 82,794 |

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For the three-month period ended September 30, 2018, the net gain from fair value adjustment of investment property amounted to Ps. 16,470, and it was generated by:

Shopping Malls Segment

The net result of shopping malls was Ps. 3,694 during the current period, mainly as a result of the update of the macroeconomic inputs with respect to those used as of June 30, 2018, with the effects of each input being detailed below:

- a)
an increase of 26 basis points in the discount rate, representing a decrease of Ps. 1,164 in the value of shopping Malls;
- b)
an increase in the projected cash flows generated by the update of the projected inflation rates, representing an increase of Ps. 2,401 in the value of the shopping malls;
- c)
a net increase of Ps. 1,767, generated by the update of the future exchange rates used for the dollar conversion of the projected cash flows (Ps. 11,027 - loss) and for the conversion of the present value of the projected cash flows at the effective exchange rate for the period end (Ps. 12,794 - gain).

Offices, Sales and developments and Others Segments

The net result of the properties included in the present segments was Ps. 9,247, mainly generated by the depreciation of 43% of the Argentine peso and by the upkeep of the reference values in dollars of the square meters of the market comparable. Additionally, during the current period, a gain of Ps. 3,529 was recognized as a result of the fair value measurement of the Dot Zetta development given the fact that it has reached a development stage in which its fair value is reliable measurable.

| | 09.30.17 | | | | | | | |
|--|----------------|---------|------------------------|--------|---------------|-----------|--------|-------|
| | Shopping Malls | Offices | Sales and developments | Hotels | International | Corporate | Others | Total |
| Revenues | 850 | 121 | 33 | 214 | - | - | 1 | 1,219 |
| Costs | (85) | (6) | (10) | (147) | - | - | (1) | (249) |
| Gross profit | 765 | 115 | 23 | 67 | - | - | - | 970 |
| Net gain from fair value adjustment of investment properties | 2,044 | 266 | 198 | - | - | - | 10 | 2,518 |
| General and administrative expenses | (66) | (21) | (19) | (39) | (15) | (28) | (4) | (192) |
| Selling expenses | (49) | (10) | (5) | (29) | - | - | - | (93) |
| Other operating results, net | (9) | (2) | (18) | (2) | (3) | - | 6 | (28) |
| Profit / (Loss) from operations | 2,685 | 348 | 179 | (3) | (18) | (28) | 12 | 3,175 |
| Share of profit of associates and joint ventures | - | 12 | 2 | - | 113 | - | 360 | 487 |
| Segment profit / (loss) | 2,685 | 360 | 181 | (3) | 95 | (28) | 372 | 3,662 |

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| | | | | | | | | |
|---|--------|-------|-------|-----|-----|---|-------|--------|
| Investment and trading properties | 30,912 | 7,703 | 5,554 | - | - | - | 257 | 44,426 |
| Property, plant and equipment | 57 | 45 | - | 170 | 54 | - | - | 326 |
| Investment in associates and joint ventures | - | - | 141 | - | 705 | - | 2,426 | 3,272 |
| Other reportable assets | 34 | 18 | 44 | 11 | - | - | 26 | 133 |
| Reportable assets | 31,003 | 7,766 | 5,739 | 181 | 759 | - | 2,709 | 48,157 |

For the three-month period ended September 30, 2017, the net gain from fair value adjustment of investment property amounted to Ps. 2,518, and it was generated by:

Shopping Malls Segment

The net result of the shopping malls was Ps. 2,044 during the current period, mainly as a result of the update of the macroeconomic inputs with respect to those used as of June 30, 2017, with the effects of each input being detailed below:

- a) a decrease of 25 basis points in the discount rate, representing an increase of Ps. 1,154 in the value of shopping Malls;
- b) a decrease in the projected cash flows generated by the update of the projected inflation rates, representing a decrease of Ps. 1,305 in the value of the shopping malls;
- c) a net increase of Ps. 2,190, generated by the update of the future exchange rates used for the dollar conversion of the projected cash flows (Ps. 984 - gain) and for the conversion of the present value of the projected cash flows at the effective exchange rate for the period end (Ps. 12,794 - gain).

Offices, Sales and developments and Others Segments

The net result of the properties included in the present segments was Ps. 474, mainly generated by the depreciation of 4% of the Argentine peso.

Below is a summarized analysis of the lines of business of Group's operations center in Israel:

| | 09.30.18 | | | | | | | |
|--|-------------|--------------|--------------------|-----------|-----------|--------|---------|--|
| | Real Estate | Supermarkets | Telecommunications | Insurance | Corporate | Others | Total | |
| Revenues | 2,332 | - | 6,205 | - | - | 191 | 8,728 | |
| Costs | (1,041) | - | (4,558) | - | - | (119) | (5,718) | |
| Gross profit / (loss) | 1,291 | - | 1,647 | - | - | 72 | 3,010 | |
| Net loss from fair value adjustment of investment properties | (7) | - | - | - | - | - | (7) | |
| General and administrative expenses | (119) | - | (553) | - | (117) | (178) | (967) | |
| Selling expenses | (40) | - | (1,225) | - | - | (46) | (1,311) | |
| Other operating results, net | - | - | - | - | - | 336 | 336 | |

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| | | | | | | | |
|--|-----------|--------|----------|--------|----------|---------|-----------|
| Profit / (Loss) from operations | 1,125 | - | (131) | - | (117) | 184 | 1,061 |
| Share of loss of associates and joint ventures | (119) | - | - | - | - | (99) | (218) |
| Segment profit / (loss) | 1,006 | - | (131) | - | (117) | 85 | 843 |
| Reportable assets | 203,487 | 19,739 | 74,904 | 23,666 | 41,838 | 22,717 | 386,351 |
| Reportable liabilities | (160,228) | - | (58,230) | - | (99,330) | (8,810) | (326,598) |
| Net reportable assets | 43,259 | 19,739 | 16,674 | 23,666 | (57,492) | 13,907 | 59,753 |

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| | 09.30.17 | | | | | | |
|--|-------------|--------------|--------------------|-----------|-----------|---------|-----------|
| | Real Estate | Supermarkets | Telecommunications | Insurance | Corporate | Others | Total |
| Revenues | 997 | - | 4,226 | - | - | 189 | 5,412 |
| Costs | (250) | - | (2,991) | - | - | (10) | (3,251) |
| Gross profit | 747 | - | 1,235 | - | - | 179 | 2,161 |
| Net gain from fair value adjustment of investment properties | 878 | - | - | - | - | - | 878 |
| General and administrative expenses | (83) | - | (382) | - | (59) | (93) | (617) |
| Selling expenses | (26) | - | (826) | - | - | (44) | (896) |
| Other operating results, net | 22 | - | 145 | - | - | (52) | 115 |
| Profit / (Loss) from operations | 1,538 | - | 172 | - | (59) | (10) | 1,641 |
| Share of (loss) / profit of associates and joint ventures | (211) | - | - | - | - | 105 | (106) |
| Segment profit / (loss) | 1,327 | - | 172 | - | (59) | 95 | 1,535 |
| Reportable assets | 83,752 | 37,486 | 32,601 | 8,652 | 11,228 | 7,055 | 180,774 |
| Reportable liabilities | (66,424) | (26,196) | (25,996) | - | (35,869) | (5,361) | (159,846) |
| Net reportable assets | 17,328 | 11,290 | 6,605 | 8,652 | (24,641) | 1,694 | 20,928 |

7.

Investments in associates and joint ventures

Changes in the Group's investments in associates and joint ventures for the three-month period ended September 30, 2018 and for the year ended June 30, 2018 were as follows:

| | 09.30.18 | 06.30.18 |
|--|----------|----------|
| Beginning of the period / year | 22,295 | 8,155 |
| Adjustment previous periods (IFRS 9 and 15) | 9 | - |
| Increase in equity interest in associates and joint ventures | 53 | (392) |
| Issuance of capital and contributions | 30 | 187 |
| Capital reduction | - | (284) |
| Decrease of interest in associates | - | (339) |
| Share of profit / (loss) | 445 | (583) |
| Transfer to borrowings to associates | - | (190) |
| Currency translation adjustment | 7,894 | 3,426 |
| Incorporation of deconsolidated subsidiary, net | - | 12,763 |
| Dividends (i) | (90) | (349) |
| Liquidation distribution | - | (72) |
| Reclassification to held for sale | - | (44) |

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| | | |
|-------------------------------|--------|--------|
| Others | - | 17 |
| End of the period / year (ii) | 30,636 | 22,295 |

(i)
See Note 26.

(ii)
As of September 30, 2018 and June 30, 2017 includes Ps. (3,621) and Ps. (2,452) respectively, reflecting interests in companies with negative equity, which were disclosed in "Provisions" (see Note 18).

Below is additional information about the Group's investments in associates and joint ventures:

| Name of the entity | % ownership interest | | Value of Group's interest in equity | | Group's interest in comprehensive income / (loss) | |
|-------------------------------------|----------------------|----------|-------------------------------------|----------|---|----------|
| | 09.30.18 | 06.30.18 | 09.30.18 | 06.30.18 | 09.30.18 | 09.30.17 |
| Associates | | | | | | |
| New Lipstick (1) | 49.90% | 49.90% | (3,621) | (2,452) | (1,168) | 111 |
| BHSA | 29.91% | 29.91% | 2,343 | 2,250 | 160 | 371 |
| Condor | 18.90% | 18.90% | 1,000 | 696 | 322 | 30 |
| PBEL | 45.40% | 45.40% | 1,555 | 1,049 | 506 | (60) |
| Shufersal | 33.57% | 33.56% | 19,739 | 12,763 | 6,018 | - |
| Other associates | - | - | 2,362 | 2,706 | 492 | (61) |
| Joint ventures | | | | | | |
| Quality | 50.00% | 50.00% | 1,519 | 1,062 | 449 | 17 |
| La Rural S.A. | 50.00% | 50.00% | 116 | 94 | 22 | 11 |
| Mehadrin | 45.41% | 45.41% | 2,963 | 2,272 | 730 | (67) |
| Cresca S.A. | 50.00% | 50.00% | 1 | 1 | - | 9 |
| Other joint ventures | - | - | 2,659 | 1,854 | 808 | 4 |
| Total associates and joint ventures | | | 30,636 | 22,295 | 8,339 | 365 |

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| Name of the entity | Place of business / Country of incorporation | Main activity | Common shares 1 vote | Last financial statement issued | | |
|-----------------------|--|------------------------|-------------------------|----------------------------------|--------------------------------------|-------------------------|
| | | | | Share capital (nominal value) | Profit / (loss) for the period | Shareholders' equity |
| Associates | | | | | | |
| New Lipstick (1) | U.S. | Real estate | N/A | N/A | (*) (8) | (*) (186) |
| BHSA | Argentina | Financial | 448,689,072 | (***) 1,500 | (***) 2,238 | (***) 8,719 |
| Condor | U.S. | Hotel | 2,245,100 | N/A | (*) 6 | (*) 105 |
| PBEL | India | Real estate | 450 | (**) 1 | (**) (4) | (**) (491) |
| Shufersal | Israel | Retail | 79,282,087 | (**) 242 | (**) 85 | (**) 1,827 |
| Joint ventures | | | | | | |
| Quality | Argentina | Real estate | 120,827,022 | 242 | 898 | 3,031 |
| La Rural S.A. | Argentina | Organization of events | 714,498 | 1 | 49 | 195 |
| Mehadrin | Israel | Agriculture | 1,509,889 | (**) 3 | (**) (39) | N/A |

(1)

Metropolitan, a subsidiary of New Lipstick, has renegotiated its non-recourse debt with IRSA, which amounted to US\$ 113.1, and obtained a debt reduction of US\$ 20 by the lending bank, an extension to April 30, 2020 and an interest rate reduction from LIBOR + 4 b.p. to 2 b.p. upon payment of US\$ 40 in cash (US\$ 20 in September 2017 and US\$ 20 in October 2017), of which IRSA has contributed with US\$ 20. Following the renegotiation, Metropolitan's debt amounts to US\$ 53.1. Additionally, Metropolitan has agreed to exercise on or before February 1, 2019 the purchase option on part of the land where the property is built and, to deposit the sum of money corresponding to 1% of the purchase price. Furthermore, Metropolitan has agreed to cause IRSA and other shareholders to furnish the bank, on or before February 1, 2020, with a payment guarantee with financial ratios acceptable to the Bank for the outstanding balance of the purchase price, or a letter of credit in relation to the loan balance then outstanding.

(*)

Amounts in millions of US Dollars under USGAAP. Condor's year-end falls on December 31, so the Group estimates their interest with a three-month lag, including material adjustments, if any.

(**)

Amounts in millions of NIS.

(***)

Information as of June 30, 2018 according to BCRA's standards. For the purpose of the valuation of the investment in the Company, preliminary figures as of September 30, 2018 with the necessary IFRS adjustments have been considered.

Puerto Retiro (joint venture)

At present, this 8.3 hectare plot of land, which is located in one of the most privileged areas of the city, near Catalinas, Puerto Madero and Retiro and is the only privately owned waterfront property facing directly to Río de la Plata, is affected by a zoning regulation defined as U.P. which prevents the property from being used for any purposes other than strictly port activities.

The Company was involved in a judicial bankruptcy action brought by the National Government, to which this Board of Directors is totally alien. Management and legal counsel of the Company believe that there are sufficient legal and technical arguments to consider that the petition for extension of the bankruptcy case will be dismissed by the court. However, in view of the current status of the action, its result cannot be predicted.

Moreover, Tandanor filed a civil action against Puerto Retiro S.A. and the other defendants in the criminal case for violation of Section 174 (5) based on Section 173 (7) of the Criminal Code of Argentina. Such action seeks -on the basis of the nullity of the decree that approved the bidding process involving the Dársena Norte property- the restitution of the property and a reimbursement in favor of Tandanor for all such amounts it has allegedly lost as a result of a suspected fraudulent transaction involving the sale of the property. Puerto Retiro has presented the allegation on the merit of the evidence, highlighting that the current shareholders of Puerto Retiro did not participate in any of the suspected acts in the criminal case since they acquired the shares for consideration and in good faith several years after the facts told in the process. Likewise, it was emphasized that the company Puerto Retiro is foreign to the bidding / privatization carried out for the sale of Tandanor shares. The dictation of the sentence is expected. On September 7, 2018, the Oral Federal Criminal Court No. 5 rendered a decision. According to the sentence read by the president of the Court, Puerto Retiro won the preliminary objection of limitation filed in the civil action. However, in the criminal case, where Puerto Retiro is not a party, it was ordered, among other issues, the confiscation (“decomiso”) of the property owned by Puerto Retiro known as Planta I. The grounds of the Court’s judgement will be read on November 11, 2018. From that moment, all the parties will be able to file the appeals. Although there are solid arguments to try to refute the disposed seizure, this can be affirmed with a greater degree of certainty after the publications of the fundamentals of the ruling, at this time only the resolute part of this ruling is known.

In the criminal action, the claimant reported the violation by Puerto Retiro of the injunction ordered by the criminal court consisting in an order to stay (“prohibición de innovar”) and not to contract with respect to the property disputed in the civil action. As a result of such report, the Oral Federal Court (Tribunal Oral Federal) No. 5 started interlocutory proceedings, and on June 8, 2017, it ordered and carried out the closing of the property that was subject to lease agreements with Los Cipreses S.A. and Flight Express S.A. with the aim of enforcing the referred order. As a result, the proceedings were forwarded to the Criminal Court for it to appoint the court that will investigate the alleged commission of the crime of contempt.

Our legal counsel considers that there is a chance of success of the defense of Puerto Retiro, always taking into account that this is a complex issue subject to more than one interpretation by legal scholars and case law.

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8.
Investment properties

Changes in the Group's investment properties for the three-month period ended September 30, 2018 and for the year ended June 30, 2018 were as follows:

| | Leased out farmland | Rental properties | Underdeveloped parcels of land | Properties under development | Total as of 09.30.18 | Total as of 06.30.18 |
|---|------------------------|----------------------|-----------------------------------|---------------------------------|-------------------------|-------------------------|
| Fair value at the beginning of the period / year | 923 | 141,182 | 12,608 | 8,797 | 163,510 | 100,189 |
| Additions | - | 246 | 218 | 497 | 961 | 3,289 |
| Capitalized finance costs | - | - | - | 23 | 23 | 82 |
| Capitalized leasing costs | - | 2 | - | - | 2 | 18 |
| Amortization of capitalized leasing costs (i) | - | (2) | - | - | (2) | (5) |
| Transfers | - | 464 | (105) | (359) | - | - |
| Transfers to property, plant and equipment | - | (443) | - | - | (443) | (21) |
| Transfers from property, plant and equipment (ii) | 1,543 | - | - | - | 1,543 | 1,980 |
| Transfers to / from trading properties | - | - | (53) | 59 | 6 | 353 |
| Transfers to assets held for sale | - | - | - | - | - | (521) |
| Assets incorporated by business combination | - | - | - | - | - | 107 |
| Deconsolidation | - | - | - | - | - | (4,489) |
| Disposals | (861) | (5) | - | - | (866) | (571) |
| Currency translation adjustment | 439 | 41,790 | 1,755 | 2,486 | 46,470 | 40,306 |
| Net gain from fair value adjustment | 2 | 7,839 | 3,798 | 4,128 | 15,767 | 22,793 |
| Fair value at the end of the period / year | 2,046 | 191,073 | 18,221 | 15,631 | 226,971 | 163,510 |

(i)
Amortization charges of capitalized leasing costs were included in "Costs" in the Statements of Income (Note 23).

(ii)
As of September 30, 2018 and June 30, 2018 includes Ps. 1,299 and Ps. 336, respectively, corresponding to the difference between valuation at cost and fair value.

The following amounts have been recognized in the Statements of Income:

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| | 09.30.18 | 09.30.17 |
|---|----------|----------|
| Rental and services income | 3,358 | 2,412 |
| Direct operating expenses | (918) | (676) |
| Development expenses | (742) | (40) |
| Net realized gain from fair value adjustment of investment properties | 749 | 24 |
| Net unrealized gain from fair value adjustment of investment properties | 15,018 | 3,385 |

Valuation techniques are described in Note 9 to the Annual Financial Statements. There were no changes to such techniques. The Company has reassessed the assumptions at the end of the period, incorporating the effect of the variation in the exchange rate in other assets denominated in US Dollars.

9.

Property, plant and equipment

Changes in the Group's property, plant and equipment for the three-month period ended September 30, 2018 and for the year ended June 30, 2018 were as follows:

| | Owner occupied farmland | Bearer plant | Buildings and facilities | Machinery and equipment | Communication networks | Others | Total as of 09.30.18 | Total as of 06.30.18 |
|---|-------------------------|--------------|--------------------------|-------------------------|------------------------|---------|----------------------|----------------------|
| Costs | 6,898 | 645 | 2,030 | 489 | 14,975 | 4,354 | 29,391 | 36,133 |
| Accumulated depreciation | (491) | (120) | (751) | (175) | (5,357) | (1,851) | (8,745) | (4,983) |
| Net book amount at the beginning of the period / year | 6,407 | 525 | 1,279 | 314 | 9,618 | 2,503 | 20,646 | 31,150 |
| Additions | 74 | 35 | 58 | 5 | 422 | 324 | 918 | 4,542 |
| Disposals | (18) | - | (3) | - | (13) | (1) | (35) | (259) |
| Deconsolidation | - | - | - | - | - | - | - | (29,001) |
| Impairment / recovery | - | - | - | - | - | - | - | (69) |
| Assets incorporated by business combinations | - | - | - | - | - | - | - | 1,118 |
| Currency translation adjustment | 1,631 | 157 | 421 | 118 | 4,218 | 1,155 | 7,700 | 18,502 |
| Transfers from investment properties | - | - | 1 | 9 | - | 433 | 443 | 8 |
| Transfers to investment properties | (244) | - | - | - | - | - | (244) | (1,644) |
| Transfers | 1 | - | (1) | - | - | - | - | - |
| Depreciation charges (i) | (24) | (43) | (34) | (6) | (408) | (193) | (708) | (3,701) |
| Balances at the end of the period / year | 7,827 | 674 | 1,721 | 440 | 13,837 | 4,221 | 28,720 | 20,646 |
| Costs | 8,341 | 836 | 2,681 | 639 | 22,248 | 7,139 | 41,884 | 29,391 |

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| | | | | | | | | |
|---|-------|-------|-------|-------|---------|---------|----------|---------|
| Accumulated depreciation | (514) | (162) | (960) | (199) | (8,411) | (2,918) | (13,164) | (8,745) |
| Net book amount at the end of the period / year | 7,827 | 674 | 1,721 | 440 | 13,837 | 4,221 | 28,720 | 20,646 |

(i)
 Amortization charge was recognized in the amount of Ps. 573 and Ps. 1,771 under "Costs", in the amount of Ps. 51 and Ps. 185 under "General and administrative expenses" and Ps. 14 and Ps. 34 under "Selling expenses" as of September 30, 2018 and June 30, 2018, respectively, in the Statements of Income (Note 23). In addition, a charge of Ps. 1,539 was recognized under "Discontinued operations" as of June 30, 2018.

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10.
Trading properties

Changes in the Group's trading properties for the three-month period ended September 30, 2018 and for the year ended June 30, 2018 were as follows:

| | Completed properties | Properties under development | Undeveloped sites | Total as of 09.30.18 | Total as of 06.30.18 |
|--|----------------------|------------------------------|-------------------|----------------------|----------------------|
| Beginning of the period / year | 2,609 | 5,026 | 1,617 | 9,252 | 5,783 |
| Adjustment previous periods (IFRS 15) | (757) | (3,316) | - | (4,073) | - |
| Additions | - | 517 | 7 | 524 | 1,870 |
| Capitalized finance costs | - | 5 | - | 5 | 11 |
| Currency translation adjustment | 278 | 1,216 | 465 | 1,959 | 3,649 |
| Transfers | - | 244 | (244) | - | - |
| Transfers from intangible assets | - | - | - | - | 9 |
| Transfers to investment properties | - | (6) | - | (6) | (353) |
| Disposals due to sales | (731) | - | - | (731) | (1,717) |
| Disposals due to advance in work in progress | - | (37) | - | (37) | - |
| End of the period / year | 1,399 | 3,649 | 1,845 | 6,893 | 9,252 |
| Non-current | | | | 3,188 | 6,020 |
| Current | | | | 3,705 | 3,232 |
| Total | | | | 6,893 | 9,252 |

11.
Intangible assets

Changes in the Group's intangible assets for the three-month period ended September 30, 2018 and for the year ended June 30, 2018 were as follows:

| | Goodwill | Trademarks | Licenses | Customer relations | Information systems and software | Contracts and others | Total as of 09.30.18 | Total as of 06.30.18 |
|---|----------|------------|----------|--------------------|----------------------------------|----------------------|----------------------|----------------------|
| Costs | 3,121 | 3,274 | 1,657 | 6,933 | 3,304 | 2,715 | 21,004 | 16,384 |
| Accumulated amortization | - | (197) | (481) | (4,632) | (1,634) | (1,697) | (8,641) | (3,941) |
| Net book amount at the beginning of the period / year | 3,121 | 3,077 | 1,176 | 2,301 | 1,670 | 1,018 | 12,363 | 12,443 |
| Additions | - | - | - | - | 176 | 218 | 394 | 652 |

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| | | | | | | | | |
|---|-------|-------|-------|---------|---------|---------|----------|---------|
| Disposals | - | - | - | - | (7) | - | (7) | - |
| Deconsolidation | - | - | - | - | - | - | - | (7,108) |
| Transfers to trading properties | - | - | - | - | - | - | - | (9) |
| Assets incorporated by business combination | - | - | - | - | - | - | - | 1,009 |
| Currency translation adjustment | 1,326 | 1,340 | 501 | 878 | 703 | 489 | 5,237 | 7,382 |
| Amortization charges (i) | - | (13) | (20) | (198) | (144) | (139) | (514) | (2,006) |
| Balances at the end of the period / year | 4,447 | 4,404 | 1,657 | 2,981 | 2,398 | 1,586 | 17,473 | 12,363 |
| Costs | 4,447 | 4,711 | 2,383 | 9,985 | 4,975 | 4,259 | 30,760 | 21,004 |
| Accumulated amortization | - | (307) | (726) | (7,004) | (2,577) | (2,673) | (13,287) | (8,641) |
| Net book amount at the end of the period / year | 4,447 | 4,404 | 1,657 | 2,981 | 2,398 | 1,586 | 17,473 | 12,363 |

(i)

Amortization charge was recognized in the amount of Ps. 152 and Ps. 489 under "Costs", in the amount of Ps. 138 and Ps. 339 under "General and administrative expenses" and Ps. 224 and Ps. 880 under "Selling expenses" as of September 30, 2018 and June 30, 2018, respectively in the Statements of Income (Note 23). In addition, a charge of Ps. 238 was recognized under "Discontinued operations" as of June 30, 2018.

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12.
Biological assets

Changes in the Group's biological assets and their allocation to the fair value hierarchy three-month period ended September 30, 2018 and for the year ended June 30, 2018 were as follows:

| | Agricultural business | | | | | | Total as of 09.30.18 | Total as of 06.30.18 |
|--|-----------------------|------------|---------------------|---|-----------------|---------|-------------------------|-------------------------|
| | Sown land-crops | | Sugarcane fields | Breeding cattle and cattle for sale | Other cattle | Others | | |
| | Level 1 | Level 3 | Level 3 | Level 2 | Level 2 | Level 1 | | |
| Net book amount at the beginning of the period / year | 59 | 264 | 451 | 973 | 57 | 9 | 1,813 | 1,230 |
| Purchases | - | - | - | 9 | 39 | - | 48 | 151 |
| Changes by transformation | (32) | 32 | - | - | - | - | - | - |
| Initial recognition and changes in the fair value of biological assets (i) | 21 | 52 | 207 | 46 | 3 | - | 329 | 1,016 |
| Decrease due to harvest | - | (377) | (626) | - | - | - | (1,003) | (3,181) |
| Sales | - | - | - | (59) | - | - | (59) | (355) |
| Consumes | - | - | - | - | (43) | - | (43) | (5) |
| Costs for the period / year | 228 | 97 | 464 | 121 | 1 | 1 | 912 | 2,672 |
| Addition | - | - | - | - | - | - | - | - |
| Foreign exchange gain | 85 | (10) | 146 | 78 | - | - | 299 | 285 |
| Balances at the end of the period / year | 361 | 58 | 642 | 1,168 | 57 | 10 | 2,296 | 1,813 |
| | - | - | - | - | - | - | - | - |
| Non-current (Production) | - | - | - | 1,058 | 17 | 10 | 1,085 | 900 |
| Current (Consumable) | 361 | 58 | 642 | 110 | 40 | - | 1,211 | 913 |
| Net book amount at the end of the period / year | 361 | 58 | 642 | 1,168 | 57 | 10 | 2,296 | 1,813 |

(i)
Biological assets with a production cycle of more than one year (that is, cattle) generated "Initial recognition and changes in fair value of biological assets" amounting to Ps. 50 and Ps. 71 for the three-month periods ended September 30, 2018 and for the fiscal year ended June 30, 2018, respectively; amounts of Ps. 87 and Ps. 81, was attributable to price changes, and amounts of Ps. (37) and Ps. (10), was attributable to physical changes, respectively.

During the three-month period ended September 30, 2018 and the year ended June 30, 2018 there have been no transfers between the several tiers used in estimating the fair value of the Group's biological assets, or reclassifications among their respective categories.

The fair value less estimated point of sale costs of agricultural produce at the point of harvest (which have been harvested during the period) amount to Ps. 1,003 and Ps. 3,207 for the three-month period ended September 30, 2018 and the year ended June 30, 2018, respectively.

See information on valuation processes used by the entity in Note 13 to the Annual Financial Statements.

As of September 30, 2018 and June 30, 2018, the better and maximum use of biological assets shall not significantly differ from the current use.

13.

Inventories

Breakdown of Group's inventories as of September 30, 2018 and June 30, 2018 are as follows:

| | 09.30.18 | 06.30.18 |
|--|----------|----------|
| Crops | 1,172 | 1,143 |
| Materials and supplies | 820 | 341 |
| Seeds and fodders | 252 | 145 |
| Sugarcane | - | 1 |
| Beef | 95 | 65 |
| Agricultural inventories | 2,339 | 1,695 |
| Telephones and other communication equipment | 840 | 592 |
| Others | 40 | 37 |
| Total inventories | 3,219 | 2,324 |

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14.

Financial instruments by category

Determining fair values

The present note shows the financial assets and financial liabilities by category of financial instrument and a reconciliation to the corresponding line in the Consolidated Statements of Financial Position, as appropriate. Financial assets and liabilities measured at fair value are assigned based on their different levels in the fair value hierarchy. For further information related to fair value hierarchy see Note 15 to the Annual Financial Statements.

Financial assets and financial liabilities as of September 30, 2018 are as follows:

| | Financial assets at amortized cost | Financial assets at fair value through profit or loss | | | Subtotal financial assets | Non-financial assets | Total |
|---|------------------------------------|---|---------|---------|---------------------------|----------------------|--------|
| | | Level 1 | Level 2 | Level 3 | | | |
| September 30, 2018 | | | | | | | |
| Assets as per Statement of Financial Position | | | | | | | |
| Trade and other receivables (excluding the allowance for doubtful accounts and other receivables) (Note 15) | 31,792 | - | - | - | 31,792 | 8,767 | 40,559 |
| Investment in financial assets: | | | | | | | |
| - Public companies' securities | - | - | - | 197 | 197 | - | 197 |
| - Private companies' securities | - | - | - | 1,658 | 1,658 | - | 1,658 |
| - Deposits | 2,838 | - | - | - | 2,838 | - | 2,838 |
| - Bonds | 6 | - | 715 | - | 721 | - | 721 |
| - Mutual funds | - | - | - | - | - | - | - |
| - Convertible Notes | - | - | - | 1,093 | 1,093 | - | 1,093 |
| - Investments in financial assets with quotation | - | 31,473 | - | - | 31,473 | - | 31,473 |
| Derivative financial instruments: | | | | | | | |
| - Crops options contracts | - | 144 | - | - | 144 | - | 144 |
| - Crops futures contracts | - | 65 | - | - | 65 | - | 65 |
| - Foreign-currency options contracts | - | 32 | - | - | 32 | - | 32 |
| - Foreign-currency future contracts | - | - | 78 | - | 78 | - | 78 |
| - Swaps | - | - | - | - | - | - | - |
| - Others | - | - | 11 | - | 11 | - | 11 |
| Restricted assets (i) | 9,192 | - | - | - | 9,192 | - | 9,192 |
| Financial assets held for sale | | | | | | | |
| - Clal | - | 23,667 | - | - | 23,667 | - | 23,667 |
| Cash and cash equivalents (excluding bank overdrafts): | | | | | | | |
| - Cash on hand and at bank | 10,175 | - | - | - | 10,175 | - | 10,175 |

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| | | | | | | | |
|-------------------------------|---------|--------|-----|-------|---------|-------|---------|
| - Short-term bank in deposits | 160 | - | - | - | 160 | - | 160 |
| - Mutual funds | - | 385 | - | - | 385 | - | 385 |
| - Short-term investments | 56,516 | 4,498 | - | - | 61,014 | - | 61,014 |
| Total assets | 110,679 | 60,264 | 804 | 2,948 | 174,695 | 8,767 | 183,462 |

| | Financial liabilities at amortized cost | Financial liabilities at fair value through profit or loss | | | Subtotal financial liabilities | Non-financial liabilities | Total |
|--|---|--|---------|---------|--------------------------------|---------------------------|---------|
| | | Level 1 | Level 2 | Level 3 | | | |
| September 30, 2018 | | | | | | | |
| Liabilities as per Statement of Financial Position | | | | | | | |
| Trade and other payables (Note 17) | 18,799 | - | - | - | 18,799 | 4,520 | 23,319 |
| Borrowings (excluding finance lease liabilities) (Note 19) | 335,621 | - | - | - | 335,621 | - | 335,621 |
| Finance lease obligations | 210 | - | - | - | 210 | - | 210 |
| Derivative financial instruments: | | | | | | | |
| - Crops options contracts | - | 6 | - | - | 6 | - | 6 |
| - Crops futures contracts | - | 54 | - | - | 54 | - | 54 |
| - Foreign-currency options contracts | - | 33 | - | - | 33 | - | 33 |
| - Foreign-currency contracts | - | 59 | 11 | - | 70 | - | 70 |
| - Swaps | - | 2 | 66 | - | 68 | - | 68 |
| - Forwards | - | - | 160 | - | 160 | - | 160 |
| - Others | - | 11 | - | 34 | 45 | - | 45 |
| Total liabilities | 354,630 | 165 | 237 | 34 | 355,066 | 4,520 | 359,586 |

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Financial assets and financial liabilities as of June 30, 2018 were as follows:

| | Financial assets at amortized cost | Financial assets at fair value through profit or loss | | | Subtotal financial assets | Non-financial assets | Total |
|---|------------------------------------|---|---------|---------|---------------------------|----------------------|---------|
| | | Level 1 | Level 2 | Level 3 | | | |
| June 30, 2018 | | | | | | | |
| Assets as per Statement of Financial Position | | | | | | | |
| Trade and other receivables (excluding the allowance for doubtful accounts and other receivables) (Note 15) | 21,096 | - | - | - | 21,096 | 6,078 | 27,174 |
| Investment in financial assets: | | | | | | | |
| - Public companies' securities | - | - | - | 135 | 135 | - | 135 |
| - Private companies' securities | - | - | - | 1,168 | 1,168 | - | 1,168 |
| - Deposits | 1,397 | - | - | - | 1,397 | - | 1,397 |
| - Bonds | 10 | - | 505 | - | 515 | - | 515 |
| - Mutual funds | - | - | - | - | - | - | - |
| - Convertible Notes | - | - | - | 793 | 793 | - | 793 |
| - Investments in financial assets with quotation | - | 23,342 | - | - | 23,342 | - | 23,342 |
| Derivative financial instruments: | | | | | | | |
| - Crops options contracts | - | 30 | - | - | 30 | - | 30 |
| - Crops futures contracts | - | 57 | - | - | 57 | - | 57 |
| - Foreign-currency options contracts | - | 11 | - | - | 11 | - | 11 |
| - Foreign-currency future contracts | - | - | 71 | - | 71 | - | 71 |
| - Swaps | - | - | - | - | - | - | - |
| - Others | - | - | 16 | - | 16 | - | 16 |
| Restricted assets (i) | 6,426 | - | - | - | 6,426 | - | 6,426 |
| Financial assets held for sale | | | | | | | |
| - Clal | - | 12,254 | - | - | 12,254 | - | 12,254 |
| Cash and cash equivalents (excluding bank overdrafts): | | | | | | | |
| - Cash on hand and at bank | 6,834 | - | - | - | 6,834 | - | 6,834 |
| - Short-term bank in deposits | 350 | - | - | - | 350 | - | 350 |
| - Mutual funds | - | 353 | - | - | 353 | - | 353 |
| - Short-term investments | 28,334 | 2,779 | - | - | 31,113 | - | 31,113 |
| Total assets | 64,447 | 38,826 | 592 | 2,096 | 105,961 | 6,078 | 112,039 |

| | Financial liabilities at amortized cost | Financial liabilities at fair value through profit or loss | | | Subtotal financial liabilities | Non-financial liabilities | Total |
|--|---|--|---------|---------|--------------------------------|---------------------------|-------|
| | | Level 1 | Level 2 | Level 3 | | | |

June 30, 2018

Liabilities as per Statement
of Financial Position

| | | | | | | | |
|--|---------|-----|-----|----|---------|-------|---------|
| Trade and other payables (Note 17) | 16,678 | - | - | - | 16,678 | 4,791 | 21,469 |
| Borrowings (excluding finance lease liabilities) (Note 19) | 219,375 | - | - | - | 219,375 | - | 219,375 |
| Finance lease obligations | 170 | - | - | - | 170 | - | 170 |
| Derivative financial instruments: | | | | | | | |
| - Crops options contracts | - | 27 | - | - | 27 | - | 27 |
| - Crops futures contracts | - | 58 | - | - | 58 | - | 58 |
| - Foreign-currency options contracts | - | 18 | - | - | 18 | - | 18 |
| - Foreign-currency contracts | - | 45 | 8 | - | 53 | - | 53 |
| - Swaps | - | 1 | 47 | - | 48 | - | 48 |
| - Forward contracts | - | - | 118 | - | 118 | - | 118 |
| - Others | - | 8 | - | 24 | 32 | - | 32 |
| Total liabilities | 236,223 | 157 | 173 | 24 | 236,577 | 4,791 | 241,368 |

(i)

Corresponds to deposits in guarantee and escrows

The fair value of financial assets and liabilities at their amortized cost does not differ significantly from their book value, except for borrowings (Note 19). The fair value of payables approximates their respective carrying amounts because, due to their short-term nature, the effect of discounting is not considered significant. Fair values are based on discounted cash flows (Level 3).

The valuation models used by the Group for the measurement of Level 2 and Level 3 instruments are no different from those used as of June 30, 2018.

As of September 30, 2018, there have been no changes to the economic or business circumstances affecting the fair value of the financial assets and liabilities of the Group.

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The Group uses a range of valuation models for the measurement of Level 2 and Level 3 instruments, details of which may be obtained from the following table. When no quoted prices are available in an active market, fair values (particularly with derivatives) are based on recognized valuation methods.

| Description | Pricing model / method | Parameters | Fair value hierarchy | Range |
|---|---|--|----------------------|---|
| Interest rate swaps | Cash flows - Theoretical price | Interest rate future contracts and cash flows | Level 2 | - |
| Preferred shares of Condor | Binomial tree – Theoretical price I | Underlying asset price (Market price); share price volatility (historical) and market interest rate (Libor rate curve). | Level 3 | Underlying asset price 10 to 11 Share price volatility 58% to 78% Market interest-rate 2.9% to 3.5% |
| Promissory note | Discounted cash flows - Theoretical price | Underlying asset price (Market price); share price volatility (historical) and market interest rate (Libor rate curve). | Level 3 | Underlying asset price 10 to 11 Share price volatility 58% to 78% Market interest-rate 2.9% to 3.5% |
| TGLT Non-Convertible Notes | Black-Scholes – Theoretical price | Underlying asset price (Market price); share price volatility (historical) and market interest rate (Libor rate curve). | Level 3 | Underlying asset price 10 to 13 Share price volatility 55% to 75% Market interest rate 8% to 9% |
| Call option of Arcos | Discounted cash flows | Projected revenues and discounting rate. Projected revenue discounted at the discount rate / | Level 3 | - |
| Investments in financial assets - Other private companies' securities | Cash flow / NAV - Theoretical price | The value is calculated in accordance with shares in the equity funds on the basis of their Financial Statements, based on fair value or investments assessments. | Level 3 | 1 - 3.5 |
| Investments in financial assets - Others | Discounted cash flow - Theoretical price | Projected revenue discounted at the discount rate / The value is calculated in accordance with shares in the equity funds on the basis of their Financial Statements, based on fair value or investment | Level 3 | 1 - 3.5 |

| | | | | |
|---|-------------------|---|---------------|---|
| Derivative financial instruments – Forwards | Theoretical price | assessments. Underlying asset price and volatility | Level 2 and 3 | - |
|---|-------------------|---|---------------|---|

The following table presents the changes in Level 3 instruments as of September 30, 2018 and June 30, 2018:

| | Investments in financial assets - Public companies' Securities | Derivative financial instruments - Others | Investments in financial assets - Private companies' Securities | Investments in financial assets - Convertible Notes | Total as of 09.30.18 | Total as of 06.30.18 |
|--|--|---|---|---|----------------------|----------------------|
| Balances at beginning of the period / year | 135 | (24) | 1,168 | 793 | 2,072 | 1,036 |
| Additions and acquisitions | - | - | 7 | - | 7 | 560 |
| Transfer to level 1 | - | - | - | - | - | (100) |
| Currency translation adjustment | 59 | (10) | 523 | 93 | 665 | 553 |
| Deconsolidation | - | - | - | - | - | (126) |
| Write off | - | - | - | - | - | (67) |
| Gain / (loss) for the period / year (i) | 3 | - | (40) | 207 | 170 | 216 |
| Balances at the end of the period / year | 197 | (34) | 1,658 | 1,093 | 2,914 | 2,072 |

(i) Included within "Financial results, net" in the Statements of Income.

Clal

As mentioned in Note 15 to the Annual Financial Statements, IDBD is subject to a judicial process on the sale of its equity interest in Clal. Following completion of the transactions mentioned in Note 4 to these Financial Statements, IDBD's interest in Clal was reduced to 29.8% of its share capital.

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15.
Trade and other receivables

Group's trade and other receivables as of September 30, 2018 and June 30, 2018 are as follows:

| | 09.30.18 | 06.30.18 |
|---|----------|----------|
| Trade, leases and services receivable | 26,636 | 16,935 |
| Less: allowance for doubtful accounts | (1,797) | (837) |
| Total trade receivables | 24,839 | 16,098 |
| Prepayments | 7,108 | 4,821 |
| Borrowings, deposits and other debit balances | 4,039 | 3,254 |
| Guarantee deposits | 240 | 164 |
| Tax receivables | 1,103 | 834 |
| Others | 1,433 | 1,166 |
| Total other receivables | 13,923 | 10,239 |
| Total trade and other receivables | 38,762 | 26,337 |
| Non-current | 14,040 | 9,129 |
| Current | 24,722 | 17,208 |
| Total | 38,762 | 26,337 |

The fair value of current trade and other receivables approximate their respective carrying amounts due to their short-term nature, as the impact of discounting is not considered significant. Fair values are based on discounted cash flows (Level 3).

Movements on the Group's allowance for doubtful accounts were as follows:

| | 09.30.18 | 06.30.18 |
|---|----------|----------|
| Beginning of the period / year | 837 | 336 |
| Adjustments previous periods (IFRS 9) | 117 | - |
| Additions (i) | 182 | 324 |
| Recoveries (i) | (25) | (33) |
| Currency translation adjustment | 706 | 626 |
| Deconsolidation | - | (142) |
| Receivables written off during the period / year as uncollectable | (20) | (274) |
| End of the period / year | 1,797 | 837 |

(i)
The creation and release of the allowance for doubtful accounts have been included in "Selling expenses" in the Statement of Income (Note 23).

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16.
Cash flow information

Following is a detailed description of cash flows generated by the Group's operations for the three-month periods ended September 30, 2018 and 2017:

| | Note | 09.30.18 | 09.30.17 |
|---|------|----------|----------|
| Profit for the period | | 7,439 | 28 |
| Profit / (Loss) from discontinued operations | | 46 | (351) |
| Adjustments for: | | | |
| Income tax | 20 | 856 | 1,137 |
| Amortization and depreciation | 23 | 1,154 | 866 |
| Gain from disposal of farmlands | | (1) | - |
| (Gain) / Loss from revaluation of receivables arising from the sale of farmland | | (178) | (4) |
| Loss from disposal of property, plant and equipment | | - | 22 |
| Changes in net realizable value of agricultural products after harvest | | (306) | (52) |
| Unrealized initial recognition and changes in fair value of biological assets and agricultural products at the point of harvest | | (416) | (103) |
| Net gain from fair value adjustment of investment properties | | (15,767) | (3,409) |
| Share-based compensation | | 7 | 15 |
| Impairment of other assets | | 92 | - |
| Gain from disposal of intangible assets | | (7) | - |
| Gain from disposal of subsidiary and associates | | (408) | (136) |
| Gain from disposal of trading properties | | (10) | - |
| Financial results, net | | 9,270 | 4,924 |
| Provisions and previsions | | 335 | 76 |
| Share of profit of associates and joint ventures | 7 | (445) | (384) |
| Release of intangible assets due to TGLT agreement | | - | (7) |
| Unrealized gain from derivative financial instruments | | (37) | (5) |
| Changes in fair value of financial assets | | - | (12) |
| Loss from repurchase of Non-convertible Notes | | (6) | 8 |
| Other operating results | | - | (9) |
| Changes in operating assets and liabilities: | | | |
| Decrease in biological assets | | 358 | 224 |
| Decrease in inventories | | (269) | (57) |
| Decrease in trading properties | | 121 | 99 |
| Increase in restricted assets | | (99) | - |
| Decrease / (Increase) in trade and other receivables | | (501) | (460) |
| Decrease in derivative financial instruments | | (6) | 14 |
| Decrease in trade and other payables | | 171 | 43 |
| Increase in salaries and social security liabilities | | (108) | (102) |
| (Decrease) / Increase in provisions and previsions | | (19) | (160) |
| Net cash generated by continuing operating activities before income tax paid | | 1,266 | 2,205 |
| Net cash generated by discontinued operating activities before income tax paid | | 191 | 400 |
| Net cash generated by operating activities before income tax paid | | 1,457 | 2,605 |

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The following table presents a detail of significant non-cash transactions occurred in the three-month periods ended September 30, 2018 and 2017:

| | 09.30.18 | 09.30.17 |
|---|----------|----------|
| Decrease in investments in subsidiaries, associates and joint ventures through an increase in trade and other receivables | (4,125) | (20) |
| Increase in investments in intangible assets through an increase in trade and other payables | - | 4 |
| Increase in investment properties through an increase in trade and other payables | - | (66) |
| Increase in trade and other receivables through a decrease in property, plant and equipment | - | (115) |
| Increase in property, plant and equipment through an increase of trade and other payables | - | 135 |
| Decrease of treasury shares | 23 | - |
| Dividends distribution to non-controlling shareholders not yet paid | 5 | - |
| Changes in non-controlling interest through a decrease in trade and other receivables | 42 | - |
| Increase in property, plant and equipment through a business combination | 6 | - |
| Increase in property, plant and equipment through an increase in trade and other payables | 507 | - |
| Increase in intangible assets through an increase in trade and other payables | 237 | - |

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17.
Trade and other payables

Group's trade and other payables as of September 30, 2018 and June 30, 2018 were as follows:

| | 09.30.18 | 06.30.18 |
|---|----------|----------|
| Trade payables | 11,567 | 10,455 |
| Sales, rental and services payments received in advance | 3,209 | 3,752 |
| Construction obligations | 1,385 | 1,475 |
| Accrued invoices | 1,437 | 1,353 |
| Deferred income | 51 | 37 |
| Total trade payables | 17,649 | 17,072 |
| Dividends payable to non-controlling shareholders | 136 | 123 |
| Taxes payable | 658 | 481 |
| Construction obligations | 602 | 521 |
| Management fees | 1,358 | 1,351 |
| Others | 2,916 | 1,921 |
| Total other payables | 5,670 | 4,397 |
| Total trade and other payables | 23,319 | 21,469 |
| Non-current | 2,325 | 3,577 |
| Current | 20,994 | 17,892 |
| Total | 23,319 | 21,469 |

18.
Provisions

The table below shows the movements in the Group's provisions categorized by type:

| | Legal claims (i) | Investments in associates and joint ventures (ii) | Sited dismantling and remediation | Onerous contracts | Other provisions | Total as of 09.30.18 | Total as of 06.30.18 |
|--------------------------------------|------------------|---|-----------------------------------|-------------------|------------------|----------------------|----------------------|
| Beginning of period / year | 1,052 | 2,452 | 163 | 1 | 958 | 4,626 | 1,849 |
| Additions | 106 | 89 | - | - | 46 | 241 | 2,706 |
| Incorporated by business combination | - | - | - | - | - | - | 10 |
| Recovery | (17) | - | - | - | - | (17) | (422) |
| Deconsolidation | - | - | - | - | - | - | (447) |
| Currency translation adjustment | 472 | 1,080 | 73 | - | 543 | 2,168 | 930 |
| End of period / year | 1,613 | 3,621 | 236 | 1 | 1,547 | 7,018 | 4,626 |
| Non-current | | | | | | 5,475 | 3,567 |
| Current | | | | | | 1,543 | 1,059 |
| Total | | | | | | 7,018 | 4,626 |

(i)
Additions and recoveries are included in "Other operating results, net".

(ii)
Corresponds to the equity interest in New Lipstick with negative equity. Additions and recoveries are included in "Share of profit of associates and joint ventures"

There were no significant changes to the processes mentioned in Note 20 to the Annual Financial Statements.

19.
Borrowings

The breakdown and fair value of the Group's borrowings as of September 30, 2018 and June 30, 2018 was as follows:

| | Book value | | Fair value | |
|-----------------------|------------|----------|------------|----------|
| | 09.30.18 | 06.30.18 | 09.30.18 | 06.30.18 |
| NCN | 274,289 | 177,980 | 265,587 | 189,949 |
| Bank loans | 55,047 | 36,552 | 53,854 | 37,153 |
| Bank overdrafts | 1,971 | 1,122 | 1,971 | 1,122 |
| Other borrowings (i) | 4,524 | 3,891 | 5,150 | 5,076 |
| Total borrowings (ii) | 335,831 | 219,545 | 326,562 | 233,300 |
| Non-current | 271,514 | 187,462 | | |
| Current | 64,317 | 32,083 | | |
| Total | 335,831 | 219,545 | | |

(i)
Includes finance leases in the amount of Ps. 210 and Ps. 170 as of September 30 and June 30, 2018, respectively.

(ii)
Includes Ps. 281,127 and Ps. 180,814 as of September 30 and June 30, 2018, respectively, corresponding to the Operations Center in Israel.

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The following table describes the Group's issuance of debt during the present period:

| Entity | Class | Issuance / expansion date | Amount in original currency | Maturity date | Interest rate | Principal payment | Interest payment | |
|-----------|----------|---------------------------|-----------------------------|---------------|---------------|----------------------------|------------------|-----|
| Cellcom | SERIES K | Jul-18 | NIS 220 | 07/05/2026 | 3.55% e.a. | Annual payments since 2021 | annually | (1) |
| PBC | SERIES I | Jul-18 | NIS 507 | 06/29/2029 | 3.95% e.a. | At expiration | quarterly | (1) |
| Gav - Yam | SERIES A | Jul-18 | NIS 320 | 10/31/2023 | 3.55% e.a. | Annual payments since 2021 | biannually | |
| Gav - Yam | SERIES H | Sep-18 | NIS 596 | 06/30/2034 | 2.55% e.a. | At expiration | annually | (1) |

(1)
Corresponds to an expansion of the series.

IDBD

On August 9, 2018 the Board of Directors of IDBD resolved to perform a partial prepayment of series M debentures of IDBD which took place on August 28, 2018. The partial prepayment amounted to NIS 146 million (approximately Ps 1,491 as of the date of issuance of these financial statements) which represents a 14.02% of the remaining amount of series M debentures.

20. Taxes

The details of the Group's income tax, is as follows:

| | 09.30.18 | 09.30.17 |
|---------------------------------------|----------|----------|
| Current income tax | (323) | (194) |
| Deferred income tax | (533) | (943) |
| Income tax from continuing operations | (856) | (1,137) |

Below is a reconciliation between income tax recognized and the amount which would result from applying the prevailing tax rate on profit before income tax for the three-month periods ended September 30, 2018 and 2017:

| | 09.30.18 | 09.30.17 |
|--|----------|----------|
| Tax calculated at the tax rates applicable to profits in the respective countries (*) | (2,345) | (468) |
| Permanent differences: | | |
| Share of (loss) / profit of joint ventures and associates | 197 | 58 |
| Tax rate differential | 370 | - |
| Provision for unrecoverability of tax loss carry-forwards / Unrecognized tax loss carry-forwards | (654) | (809) |
| Non-taxable profit, non-deductible expenses and others | 1,576 | 82 |
| Income tax from continuing operations | (856) | (1,137) |

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(*) The Income Tax rate in effect in Argentina as of September 30, 2017 was 35%, while as of September 30, 2018 is 30%. See Note 20 to the Annual Financial Statements.

The gross movement in the deferred income tax account is as follows:

| | 09.30.18 | 06.30.18 |
|---|----------|----------|
| Beginning of period / year | (24,884) | (21,494) |
| Adjustments previous periods (IFRS 9 and 15) | (44) | - |
| Incorporated by business combination | - | (13) |
| Deconsolidation | - | 2,808 |
| Currency translation adjustment | (5,504) | (6,174) |
| Revaluation surplus | (442) | - |
| Reserve for changes of non-controlling interest | - | (15) |
| Use of tax loss carry-forwards | - | (63) |
| Charged to the Statement of Income | (533) | 67 |
| End of the period / year | (31,407) | (24,884) |
| | | |
| Deferred income tax assets | 2,635 | 1,679 |
| Deferred income tax liabilities | (34,042) | (26,563) |
| Deferred income tax liabilities, net | (31,407) | (24,884) |

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21.

Revenues

| | 09.30.18 | 09.30.17 |
|---|----------|----------|
| Beef | 688 | 441 |
| Crops | 709 | 443 |
| Sugarcane | 564 | 373 |
| Cattle | 31 | 42 |
| Supplies | 81 | 42 |
| Dairy | - | 19 |
| Consignment | 166 | 42 |
| Advertising and brokerage fees | 49 | 36 |
| Agricultural rental and other services | 7 | 4 |
| Income from agricultural sales and services | 2,295 | 1,442 |
| Trading properties and developments | 822 | 63 |
| Communication services | 4,631 | 3,224 |
| Sale of communication equipment | 1,574 | 1,059 |
| Rental and services | 3,351 | 2,408 |
| Hotel operations, tourism services and others | 482 | 296 |
| Total revenues | 13,155 | 8,492 |

22.

Costs

| | 09.30.18 | 09.30.17 |
|---|----------|----------|
| Other operative costs | 3 | 4 |
| Cost of property operations | 3 | 4 |
| Beef | 562 | 409 |
| Crops | 627 | 330 |
| Sugarcane | 510 | 292 |
| Cattle | 59 | 44 |
| Supplies | 51 | 38 |
| Dairy | - | 17 |
| Consignment | 15 | 7 |
| Advertising and brokerage fees | 33 | 22 |
| Agricultural rental and other services | 43 | 22 |
| Costs of agricultural sales and services | 1,900 | 1,181 |
| Trading properties and developments | 742 | 38 |
| Communication services | 3,406 | 2,306 |
| Sale of communication equipment | 1,153 | 716 |
| Rental and services | 914 | 630 |
| Hotel operations, tourism services and others | 304 | 222 |
| Total costs | 8,422 | 5,097 |

23.

Expenses by nature

The Group discloses expenses in the statements of income by function as part of the line items “Costs”, “General and administrative expenses” and “Selling expenses”. The following table provides additional disclosures regarding expenses by nature and their relationship to the function within the Group.

| | Production costs | Costs (i) | General and administrative expenses | Selling expenses | Total as of 09.30.18 | Total as of 09.30.17 |
|--|------------------|-----------|-------------------------------------|------------------|----------------------|----------------------|
| Cost of sale of goods and services | - | 1,904 | - | - | 1,904 | 823 |
| Supplies and labors | 688 | 606 | - | 3 | 1,297 | 892 |
| Cost of sale of agricultural products and biological assets | (11) | 965 | - | - | 954 | 407 |
| Salaries, social security costs and other personnel expenses | 56 | 884 | 600 | 615 | 2,155 | 1,402 |
| Depreciation and amortization | 70 | 727 | 189 | 238 | 1,224 | 916 |
| Fees and payments for services | 3 | 837 | 320 | 28 | 1,188 | 1,318 |
| Maintenance, security, cleaning, repairs and others | 14 | 544 | 91 | 43 | 692 | 444 |
| Advertising and other selling expenses | - | 63 | 1 | 265 | 329 | 340 |
| Taxes, rates and contributions | 5 | 109 | 17 | 110 | 241 | 161 |
| Interaction and roaming expenses | - | 652 | - | - | 652 | - |
| Fees to other operators | - | 870 | - | - | 870 | - |
| Director's fees | - | - | 78 | - | 78 | 59 |
| Leases and service charges | 1 | 25 | 4 | 45 | 75 | 71 |
| Allowance for doubtful accounts, net | - | - | - | 157 | 157 | 45 |
| Freights | 8 | - | - | 73 | 81 | 83 |
| Bank commissions and expenses | - | 22 | 8 | 2 | 32 | 10 |
| Conditioning and clearance | - | - | - | 22 | 22 | 22 |
| Travel, library expenses and stationery | 7 | 1 | 2 | - | 10 | 16 |
| Other expenses | 71 | 213 | 111 | 62 | 457 | 727 |
| Total expenses by nature as of 09.30.18 | 912 | 8,422 | 1,421 | 1,663 | 12,418 | |
| Total expenses by nature as of 09.30.17 | 597 | 5,097 | 903 | 1,139 | | 7,736 |

(i) Includes Ps. 3 and Ps. 4 of other agricultural operating costs as of September 30, 2018 and 2017, respectively.

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24.

Other operating results, net

| | 09.30.18 | 09.30.17 |
|---|----------|----------|
| Gain from commodity derivative financial instruments | 136 | 12 |
| Gain from disposal of subsidiaries and associates (i) | 408 | 136 |
| Donations | (37) | (17) |
| Lawsuits and other contingencies | (12) | (10) |
| Others | (39) | (11) |
| Total other operating results, net | 456 | 110 |

(i)

As of September 30, 2018 and 2017 includes the result from the sale of the Group's equity interest in Cyber Secdo and Rimon, respectively.

25.

Financial results, net

| | 09.30.18 | 09.30.17 |
|---|----------|----------|
| Financial income | | |
| Interest income | 269 | 210 |
| Foreign exchange gains | 1,820 | 112 |
| Dividends income | 35 | 23 |
| Total financial income | 2,124 | 345 |
| Financial costs | | |
| Interest expenses | (3,537) | (1,961) |
| Loss on debt swap | - | (2,228) |
| Foreign exchange losses | (15,833) | (864) |
| Other financial costs | (186) | (146) |
| Total financial costs | (19,556) | (5,199) |
| Capitalized finance costs | 28 | (4) |
| Total finance costs | (19,528) | (5,203) |
| Other financial results: | | |
| Fair value gains of financial assets and liabilities at fair value through profit or loss | 6,922 | 316 |
| Gain / (Loss) from repurchase of Non-convertible notes | 6 | (8) |
| (Loss) / Gain from derivative financial instruments (except commodities) | (86) | 7 |
| Gain on the revaluation of receivables arising from the sale of farmland | 178 | 4 |
| Total other financial results | 7,020 | 319 |
| Total financial results, net | (10,384) | (4,539) |

26.

Related party transactions

The following is a summary of the balances with related parties as of September 30, 2018 and June 30, 2018:

| Item | 09.30.18 | 06.30.18 |
|------|----------|----------|
|------|----------|----------|

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| | | |
|---------------------------------|---------|---------|
| Trade and other receivables | 1,091 | 768 |
| Investments in financial assets | 197 | 135 |
| Trade and other payables | (1,555) | (1,467) |
| Borrowings | (12) | (10) |
| Total | (279) | (574) |

| Related party | 09.30.18 | 06.30.18 | Description of transaction |
|---|----------|----------|---|
| Agrofy S.A. | - | 1 | Other receivables |
| Agro Uranga S.A. | 11 | 27 | Sale of goods and / or services receivable |
| | (1) | (1) | Futures and options payable |
| Condor | 197 | 135 | Public companies securities |
| | 14 | - | Dividends receivable |
| | (14) | (11) | Other liabilities |
| New Lipstick LLC | 10 | 7 | Reimbursement of expenses receivable |
| | 841 | 585 | Loans granted |
| Manibil S.A. | 53 | 72 | Contributions in advance |
| Uranga Traiding S.A. | (11) | - | Purchase of goods and / or services payable |
| Other associates and joint ventures (i) | 6 | 3 | Leases and/or rights of use receivable |
| | - | (1) | Leases and/or rights of use to pay |
| | - | (3) | Purchase of goods and / or services payable |
| | 1 | 1 | Shared-based compensation receivable |
| | 14 | 7 | Loans granted |
| | (12) | (10) | Loans payable |
| | 6 | 5 | Reimbursement of expenses receivable |
| | (1) | (1) | Reimbursement of expenses payable |
| Total associates and joint ventures | 1,114 | 816 | |

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| Related party | 09.30.18 | 06.30.18 | Description of transaction |
|---------------------------------------|----------|----------|--|
| CAMSA and its subsidiaries | (1,358) | (1,351) | Fees payable |
| | 2 | 2 | Reimbursement of expenses receivable |
| LRSA | 2 | 29 | Leases and/or rights of use receivable |
| | (1) | (1) | Reimbursement of expenses payable |
| | 26 | - | Reimbursement of expenses receivable |
| | 18 | - | Loans granted |
| | (2) | - | Fees payable |
| | - | 7 | Dividends receivable |
| IRSA Real Estate Strategies LP | - | 19 | Dividends receivable |
| | 4 | 2 | Reimbursement of expenses |
| Other related parties (ii) | (33) | (11) | Other liabilities |
| | 82 | - | Other receivables |
| | (1) | (2) | Legal services payable |
| | 1 | 1 | Leases and/or rights of use receivable |
| Total other related parties | (1,260) | (1,305) | |
| Directors and Senior Management | (133) | (85) | Fees for services received |
| Total Directors and Senior Management | (133) | (85) | |
| Total | (279) | (574) | |

(i)
Includes Agrofy Global, Lipstick Management LLC, Mehadrin, Banco Hipotecario S.A., Tarshop S.A., BACS, Puerto Retiro S.A., Austral Gold Ltd., Cyrsa S.A., Nuevo Puerto Santa Fe S.A. and Quality Invest S.A.

(ii)
Includes Estudio Zang, Bergel & Viñes, Museo de los Niños, Hamonet S.A., CAM Communication L.P., Gary Goldstein, Fundación IRSA, Lartirygoyen and SAMSA.

The following is a summary of the results with related parties for the three-month periods ended September 30, 2018 and 2017:

| Related party | 09.30.18 | 09.30.17 | Description of transaction |
|-------------------------------------|----------|----------|-------------------------------|
| Adama | - | - | Sale of goods and/or services |
| Agrofy S.A. | 1 | 1 | Management fees / Directory |
| | - | 1 | Financial operations |
| Agro-Uranga S.A. | - | 2 | Sale of goods and/or services |
| BACS | 6 | 3 | Leases and/or rights of use |
| | - | - | Financial operations |
| Condor | - | 7 | Financial operations |
| Tarshop S.A. | 6 | 5 | Leases and/or rights of use |
| ISPRO-MEHADRIN | - | 31 | Corporate services |
| | - | 1 | Management fees / Directory |
| Other associates and joint ventures | 3 | (1) | Leases and/or rights of use |
| | - | - | Management fees / Directory |
| | 29 | - | Corporate services |
| | 4 | - | Financial operations |
| Total associates and joint ventures | 49 | 50 | |

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| | | | |
|---------------------------------------|-------|------|---|
| CAMSA and its subsidiaries | (228) | (30) | Management fee |
| | - | - | Leases and/or rights of use |
| Taaman | - | 35 | Corporate services |
| Willi-Food International Ltd. | - | 70 | Corporate services |
| Other related parties (i) | 9 | 1 | Leases and/or rights of use |
| | (3) | 5 | Fees and remunerations |
| | - | - | Corporate services |
| | (1) | (3) | Legal services |
| | 8 | - | Financial operations |
| | (3) | (4) | Donations |
| Total other related parties | (218) | 74 | |
| IFISA | - | 47 | Financial operations |
| Total Parent Company | - | 47 | |
| Directors | (5) | (5) | Compensation of Directors and senior management |
| | (55) | - | Fees and remunerations |
| Senior Management | (13) | (7) | Compensation of Directors and senior management |
| Total Directors and Senior Management | (73) | (12) | |
| Total | (242) | 159 | |

(i)
Includes Estudio Zang, Bergel & Viñes, Fundación IRSA, Ramat Hanassi, Austral Gold Argentina S.A., Isaac Elsztain e Hijos, Hamonet S.A., LRSA, TGLT, New Lipstick, BHN Vida S.A. and BHSA.

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The following is a summary of the transactions with related parties for the three-month periods ended September 30, 2018 and 2017:

| Related party | 09.30.18 | 09.30.17 | Description of transaction |
|--------------------------|----------|----------|----------------------------|
| Uranga Trading S.A. | 22 | - | Irrevocable contributions |
| Quality | 8 | - | Irrevocable contributions |
| Total contributions | 30 | - | |
| Agro-Uranga S.A. | - | 4 | Dividends received |
| Aviareps | - | 28 | Dividends received |
| Condor | 17 | 11 | Dividends received |
| Cyrsa S.A. | - | 7 | Dividends received |
| Emco | 7 | 104 | Dividends received |
| La Rural S.A. | - | 9 | Dividends received |
| Manaman | 20 | - | Dividends received |
| Mehadrin | 46 | 27 | Dividends received |
| Millenium | - | 4 | Dividends received |
| Total dividends received | 90 | 194 | |

27.

CNV General Resolution N° 622

As required by Section 1°, Chapter III, Title IV of CNV General Resolution N° 622, below there is a detail of the notes to this Financial Statements that disclose the information required by the Resolution in Exhibits.

| | |
|---|---|
| Exhibit A - Property, plant and equipment | Note 8 - Investment properties |
| | Note 9 - Property, plant and equipment |
| Exhibit B - Intangible assets | Note 11 - Intangible assets |
| Exhibit C - Equity investments | Note 7 - Investments in associates and joint ventures |
| Exhibit D - Other investments | Note 14 - Financial instruments by category |
| Exhibit E - Provisions | Note 18 - Provisions |
| Exhibit F - Cost of sales and services provided | Note 28 - Cost of sales and services provided |
| Exhibit G - Foreign currency assets and liabilities | Note 29 - Foreign currency assets and liabilities |

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28.

Cost of goods sold and services provided

| Description | Biological assets | Agricultural inventories | Rentals and other agricultural services | Subtotal agricultural sales and services | Trading properties and developments | Communication services | Telephones and communication equipment | Rental and services | Hotels, operation, tours, services and (i) |
|--|-------------------|--------------------------|---|--|-------------------------------------|------------------------|--|---------------------|--|
| Inventories at the beginning of the period / year | 1,030 | 1,695 | - | 2,725 | 9,252 | - | 592 | - | 37 |
| Adjustment previous periods (IFRS 15) | - | - | - | - | (4,073) | - | - | - | - |
| Initial recognition and changes in the fair value of biological assets and agricultural products at the point of harvest | 49 | 152 | - | 201 | - | - | - | - | - |
| Changes in the net realizable value of agricultural products after harvest | - | 267 | - | 267 | - | - | - | - | - |
| Additions | - | - | - | - | 524 | - | - | - | 2 |
| Capitalized finance costs | - | - | - | - | 5 | - | - | - | - |
| Currency translation adjustment | 78 | 126 | - | 204 | 1,959 | - | 255 | - | 26 |
| Acquisition for business combination | - | - | - | - | - | - | - | - | - |
| Transfers | - | - | - | - | (6) | - | - | - | - |
| Harvest | - | 825 | - | 825 | - | - | - | - | - |
| Acquisitions and classifications | 48 | 1,307 | (4) | 1,351 | - | 20 | 1,146 | - | - |
| Consume | (43) | (359) | - | (402) | - | - | - | - | - |

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| | | | | | | | | | |
|--|---------|---------|----|---------|---------|-------|-------|-----|------|
| Disposals due to sales | - | - | - | - | - | - | - | - | - |
| Disposals due to advance in work in progress | - | - | - | - | (37) | - | - | - | - |
| Expenses incurred | 122 | 76 | 95 | 293 | 11 | 3,386 | - | 914 | 2,14 |
| Inventories at the end of the period / year | (1,225) | (2,339) | - | (3,564) | (6,893) | - | (840) | - | (40) |
| Cost as of 09.30.18 | 59 | 1,750 | 91 | 1,900 | 742 | 3,406 | 1,153 | 914 | 2,16 |
| Cost as of 09.30.17 | 44 | 1,086 | 51 | 1,181 | 38 | 2,306 | 716 | 630 | 11,2 |

(i)

As of September 30, 2018, it includes costs for an amount of Ps. 1,864 that were exposed as discontinued operations. As of September 30, 2017, it includes costs in the amount of Ps. 11,017, of which Ps. 9,813 correspond to the cost of sale of goods sold by Shufersal, which were exposed as discontinued operations. See Note 31.

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29.

Foreign currency assets and liabilities

Book amounts of foreign currency assets and liabilities are as follows:

| Item (3) / Currency | Amount of foreign currency (2) | Prevailing exchange rate (1) | Total as of 09.30.18 | Amount of foreign currency (2) | Prevailing exchange rate (1) | Total as of 06.30.18 |
|--|--------------------------------|------------------------------|----------------------|--------------------------------|------------------------------|----------------------|
| Assets | | | | | | |
| Trade and other receivables | | | | | | |
| US Dollar | 75 | 41.05 | 3,074 | 74 | 28.75 | 2,115 |
| Euros | 3 | 47.62 | 138 | 5 | 33.54 | 178 |
| Chilean Pesos | 23 | 0.04 | 1 | 91 | 0.04 | 4 |
| Trade and other receivables related parties | | | | | | |
| US Dollar | - | 41.05 | - | 48 | 28.75 | 1,366 |
| Total Trade and other receivables | | | 3,213 | | | 3,663 |
| Investment in financial assets | | | | | | |
| US Dollar | 131 | 41.05 | 5,378 | 133 | 28.75 | 3,813 |
| Pounds | 1 | 53.49 | 52 | 1 | 37.90 | 39 |
| Total Investment in financial assets | | | 5,430 | | | 3,852 |
| Derivative financial instruments | | | | | | |
| US Dollar | 3 | 41.05 | 112 | 1 | 28.75 | 43 |
| Total Derivative financial instruments | | | 112 | | | 43 |
| Cash and cash equivalents | | | | | | |
| US Dollar | 282 | 41.05 | 11,571 | 280 | 28.75 | 8,057 |
| Euros | 2 | 47.62 | 95 | 2 | 33.54 | 66 |
| Brazilian Reais | - | 9.00 | - | - | 7.10 | - |
| Chilean Pesos | 23 | 0.04 | 1 | 23 | 0.04 | 1 |
| Uruguayan pesos | 1 | 1.23 | 1 | - | 0.91 | - |
| Total Cash and cash equivalents | | | 11,668 | | | 8,124 |
| Liabilities | | | | | | |
| Trade and other payables | | | | | | |
| US Dollar | 209 | 41.25 | 8,603 | 111 | 28.85 | 3,201 |
| Euros | 2 | 47.95 | 111 | 3 | 33.73 | 88 |
| Chilean pesos | - | 0.04 | - | 23 | 0.04 | 1 |

| | | | | | | |
|--|-------|-------|--------|-------|-------|--------|
| Trade and other payables related parties | | | | | | |
| US Dollar | - | 41.25 | - | (0) | 28.85 | (3) |
| Uruguayan pesos | 192 | 1.25 | 239 | - | 0.92 | - |
| Total Trade and other payables | | | 8,953 | | | 3,287 |
| Borrowings | | | | | | |
| US Dollar | 1,254 | 41.25 | 51,725 | 1,245 | 28.85 | 35,928 |
| Total Borrowings | | | 51,725 | | | 35,928 |
| Derivative financial instruments | | | | | | |
| US Dollar | 2 | 41.25 | 77 | (0) | 28.85 | (11) |
| Total Derivative financial instruments | | | 77 | | | (11) |

(1)

Exchange rates as of September 30, 2018 and June 30, 2018, respectively according to Banco Nación Argentina.

(2)

Considering foreign currencies those that differ from each Group's subsidiaries functional currency at each period/year-end.

(3)

The Company uses derivative instruments as a complement in order to reduce its exposure to exchange rate movements (Note 14).

30.

Groups of assets and liabilities held for sale

As mentioned in Note 4 to the Annual Financial Statements, the Group has certain assets and liabilities classified as held for sale. The following table shows the main ones:

| | 09.30.18 | 06.30.18 |
|---|----------|----------|
| Property, plant and equipment | 4,075 | 2,698 |
| Intangible assets | 57 | 32 |
| Investments in associates | 91 | 47 |
| Deferred income tax assets | 148 | 103 |
| Investment properties | 749 | 521 |
| Income tax credit | 11 | - |
| Trade and other receivables | 2,985 | 1,444 |
| Cash and cash equivalents | 806 | 347 |
| Total group of assets held for sale | 8,922 | 5,192 |
| Trade and other payables | 3,995 | 1,957 |
| Employee benefits | 216 | 150 |
| Deferred and current income tax liability | 23 | 16 |
| Borrowings | 1,884 | 1,120 |
| Total group of liabilities held for sale | 6,118 | 3,243 |
| Total net financial assets held for sale | 2,804 | 1,949 |

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Cresud Sociedad Anónima,
Comercial, Inmobiliaria, Financiera y Agropecuaria

31.

Results from discontinued operations

The results from operations of Shufersal for the period ended September 30, 2017 and the results from Israir and IDB Tourism for both periods; have been reclassified in the Statements of Income under discontinued operations.

| | 09.30.18 | 09.30.17 |
|--|----------|----------|
| Revenues | 1,970 | 14,544 |
| Costs | (1,864) | (11,017) |
| Gross profit | 106 | 3,527 |
| Net gain from fair value adjustment of investment properties | - | 44 |
| General and administrative expenses | (86) | (259) |
| Selling expenses | (92) | (2,640) |
| Other operating results, net | (13) | (88) |
| (Loss) / Profit from operations | (85) | 584 |
| Share of profit of joint ventures and associates | 6 | 14 |
| (Loss) / Profit from operations before financing and taxation | (79) | 598 |
| Financial income | 33 | 22 |
| Finance costs | (20) | (177) |
| Other financial results | 20 | (4) |
| Financial results, net | 33 | (159) |
| (Loss) / Profit before income tax | (46) | 439 |
| Income tax | - | (88) |
| (Loss) / Profit for the period from discontinued operations | (46) | 351 |
| (Loss) / Profit for the period from discontinued operations attributable to: | | |
| Equity holders of the parent | (39) | 131 |
| Non-controlling interest | (7) | 220 |
| (Loss) / Profit per share from discontinued operations attributable to equity holders of the parent: | | |
| Basic | (0.05) | 0.17 |
| Diluted | (0.05) | 0.17 |

As of September 30, 2017, Ps. 13,182 of the total revenues from discontinued operations and Ps 338 of the total profit from discontinued operations correspond to Shufersal.

32.

CNV General Ruling N° 629/14 – Storage of documentation

On August 14, 2014, the CNV issued General Ruling N° 629 whereby it introduced amendments to rules related to storage and conservation of corporate books, accounting books and commercial documentation. In this sense, it should be noted that the Group has entrusted the storage of certain non-sensitive and old information to the following providers:

| Documentation storage provider | Location |
|--------------------------------|----------|
|--------------------------------|----------|

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| | |
|------------------------------|---|
| Bank S.A. | Gral. Rivas 401, Avellaneda, Province of Buenos Aires Ruta Panamericana Km 37,5, Garín, Province of Buenos Aires Av. Fleming 2190, Munro, Province of Buenos Aires Carlos Pellegrini 1401, Avellaneda, Province of Buenos Aires |
| Iron Mountain Argentina S.A. | Av. Amancio Alcorta 2482, Autonomous City of Buenos Aires Pedro de Mendoza 2143, Autonomous City of Buenos Aires Saraza 6135, Autonomous City of Buenos Aires Azara 1245, Autonomous City of Buenos Aires Polígono industrial Spegazzini, Autopista Ezeiza Km 45, Cañuelas, Province of Buenos Aires Cañada de Gomez 3825, Autonomous City of Buenos Aires |

It is further noted that a detailed list of all documentation held in custody by providers, as well as documentation required in section 5 a.3) of section I, Chapter V, Title II of the RULES (N.T. 2013 as amended) are available at the registered office.

On February 5, 2014 there was a widely known fire in Iron Mountain's warehouse, which company is a supplier of the Group and where Group's documentation was being kept. Based on the internal review carried out by the Group, duly reported to the CNV on February 12, 2014, the information kept at the Iron Mountain premises that were on fire do not appear to be sensitive or capable of affecting normal operations.

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Cresud Sociedad Anónima,
Comercial, Inmobiliaria, Financiera y Agropecuaria

33.

Other relevant events of the period

Class action

On September 10, 2018 the Court issued an order granting IRSA and Cresud's motion to dismiss the IRSA Class Action complaint in its entirety and entered final judgement in favor of the companies and against plaintiffs. On October 9, 2018, the IRSA Class Action Plaintiff filed a notice of appeal to the United States Court of Appeals for the Second Circuit. Briefing and argument in this appeal will likely be completed in 2019. The Cresud Class Action Plaintiff filed a document acknowledging that the Cresud Class Action complaint should be dismissed for the same reasons set forth in Court's September 10, 2018 order, subject to a right of appeal. The Court has not entered final judgement in the Cresud Class Action yet.

The companies hold that such allegations are meritless and will continue making a strong defense in both actions. See Note 20 to de Annual Financial Statements.

34.

Subsequent events

DIC class action

On October 3, 2018 it was sent an action and a motion to approve that action as a class action (jointly – the "Motion"), which had been filed with the District Court of Tel Aviv Yafo (the "Court") against the Group; against Mr. Eduardo Elsztain, the controlling person of the Company (the "Controlling Person"), who serves as chairman of the Company's board of directors; against directors serving in the Group who have an interest in the Controlling Person; and against additional directors and officers serving in the Company (all jointly – the "Respondents"), in connection with the exit of the Company's share, on February 1, 2018, from the TA 90 and TA 125 indices, whereon it had been traded on the Tel Aviv Stock Exchange Ltd. up to that date (the "Indices"), by an applicant alleging to have held the Group's shares prior to February 1, 2018 and thereafter (the "Applicant").

In the Motion, the Court is requested, inter alia, to approve the action as a class action and to charge the Respondents with compensating the members of the group according to the damage caused them. The estimated amount is approximately NIS 17.6 million.

The Company believes that it acted lawfully and as required in all that pertains to the subject of the Motion, and accordingly, after having preliminarily reviewed the Group's Motion, feels that it is unfounded.

IDBD class action

On October 3, 2018, an action and a motion to approve a class action had been filed with the District Court in Tel Aviv Yafo (jointly – the "Motion"). The Motion had been filed, against the IDBD, against Dolphin IL, against Mr. Eduardo Elsztain and against the Official Receiver, and in it, the court was requested to hold that the Transaction was not in compliance with the provisions of the Centralization Law, to appoint a trustee over DIC's shares owned by the respondents and to order the payment of monetary damages to the public shareholders in DIC for the alleged preservation of the pyramidal structure in IDBD, at a scope of between NIS 58 and 73 million.

The bulk of the Applicant's allegations is that the Group continues to be the Controlling Person in DIC (potentially and effectively) even after the completion of the sale of DIC shares to DIL as described in Note 4 in the annual financial statements (the "transaction") and that the controlling person of the IDBD (in his capacity as chairman of the board of directors and controlling person of DIC as well) had a personal interest separate from the personal interest of the minority shareholders in DIC, in the manner of implementation of the Centralization Law's provisions, and that he and the Group breached the duty of good faith and the duty of decency toward DIC, and additionally the controlling person of IDBD breached his duty of trust and duty of care toward DIC, this being, allegedly, due to the fact that the decision regarding the preferred alternative for complying with the Centralization Law's Provisions was not brought before DIC's general meeting. The Applicant further alleges deprivation of the minority shareholders in DIC.

Having preliminarily reviewed the Motion, the Management feels that it is unfounded and that it will not change the fact that after the making of the Transaction, IDBD complies with the provisions of the Centralization Law, all as set forth in the Company's reports.

Sale of real estate

In October 2019, a wholly owned subsidiary of Ispro entered into an agreement for the sale of all its rights in real estate on an area of approximately 29 dunam, (equivalent to 1 hectare) on which 12.700 sq.m. of industrial buildings are being built in the northern industrial zone in Yavneh for NIS 86 million.

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Cresud Sociedad Anónima,
Comercial, Inmobiliaria, Financiera y Agropecuaria

CRESUD Shareholders' Meeting

On October 29, 2018, the Ordinary and Extraordinary Shareholders' Meeting of Cresud was held, which has approved, among other things: (i) to assign the profit for the fiscal year ended June 30, 2018, which showed a profit of Ps. 4,983, to the constitution of a special reserve that may be used for the distribution of future dividends, to the development of projects and businesses aligned with the business plan of the Company or for the cancellation of assumed commitments, delegating on the board the implementation of the actions necessary for the application of the funds to any of said destinations; (ii) to assign the retained earnings for an amount of Ps. 9,646 million to the constitution of a special reserve that may be destined for future dividends, to the development of projects and businesses aligned with the business plan of the Company or for the cancellation of commitments assumed; (iii) the distribution of treasury shares for up to the sum of 20,656,215 shares, in the following way (a) the amount of 93,020 shares allocated to the company employees incentive plan (b) the amount of 20,563,195 to the shareholders in proportion to their stake; and (ii) amend articles eighth of the corporate statute (related to the issuance of shares), eleventh (referring to non-convertible notes) and twenty-second (related to the Audit Committee), to adapt it to the new legal dispositions.

Cresud – Non-convertible notes Class XXIV

On November 8, 2018, the Non-convertible notes Class XXIV were auctioned, within the framework of the Program approved by the Shareholders' meeting for up to US \$ 500 million. The liquidation will take place on November 14, 2018. The following were the results of the auction:

Non-convertible notes Class XXIV for an amount of nominal value US\$ 73,605,400 maturing 24 months from the issuance date, integrated in dollars and / or in kind with the NCN Class XVI and payable in dollars, which accrue a fixed interest of 9.00% per annum, with interest payable quarterly. The capital will be amortized in a single installment at maturity.

Revaluation of the Argentine peso

As of the date of issuance of these Financial Statements, the Argentine peso has suffered a revaluation against the US dollar and other currencies, close to 14.2%, which has an impact on the figures presented on these Financial Statements, mainly due to the exposure to the revaluation of our financial assets and liabilities nominated in foreign currency.

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REVIEW REPORT ON THE UNAUDITED CONDENSED
INTERIM CONSOLIDATED FINANCIAL STATEMENTS

To the Shareholders, President and Directors of
Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria
Legal address: Moreno 877 – 23° floor
Autonomous City Buenos Aires
Tax Code No. 30-50930070-0

Introduction

We have reviewed the unaudited condensed interim consolidated financial statements of Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria and its subsidiaries (hereinafter “the Company”) which included the unaudited condensed interim consolidated statements of financial position as of September 30, 2018 and the unaudited condensed interim consolidated statements of income and other comprehensive income for the three-month period ended September 30, 2018, the unaudited condensed interim consolidated statements of changes in shareholders’ equity and the unaudited condensed interim consolidated statements of cash flows for the three-month period then ended and selected explanatory notes.

The balances and other information corresponding to the fiscal year ended June 30, 2018 and the interim periods within that fiscal year are an integral part of these financial statements and, therefore, they should be considered in relation to those financial statements.

Management responsibility

The Board of Directors of the Company is responsible for the preparation and presentation of these unaudited condensed interim consolidated financial statements in accordance with the accounting framework established by the National Securities Commission (CNV). As indicated in Note 2.1 to the accompanying financial statements, such accounting framework is based in the application of International Financial Reporting Standards (IFRS) and, in particular, of International Accounting Standard No 34 "Interim Financial Reporting" (IAS 34). Those standards have been adopted by the Argentine Federation of Professional Councils in Economic Sciences (FACPCE), and were used for the preparation of these unaudited condensed interim consolidated financial statements, with the only exception of the application of International Accounting Standard No 29 (IAS 29), which was excluded by the accounting framework of the CNV.

Scope of our review

Our review was limited to the application of the procedures established in the International Standard on Review Engagements ISRE 2410 "Review of interim financial information performed by the independent auditor of the entity", which was adopted as a review standard in Argentina in Technical Resolution No. 33 of the FACPCE, without modification as approved by the International Auditing and Assurance Standards Board (IAASB). A review of interim financial information consists of making inquiries of persons responsible for the preparation of the information included in the unaudited condensed interim consolidated financial statements, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion on the consolidated statements of financial position, the consolidated statements of income and other comprehensive income

and the consolidated statements of cash flows of the Company.

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REVIEW REPORT ON THE UNAUDITED CONDENSED
INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Conclusion

Nothing came to our attention as a result of our review that caused us to believe that these unaudited condensed interim consolidated financial statements above mentioned in the first paragraph of this report have not been prepared in all material respects in accordance with the accounting framework established by CNV.

Emphasis of Matter

Difference between the accounting framework of CNV and IFRS

Without qualifying our conclusion, we draw attention to Note 2.1 to the accompanying unaudited condensed interim consolidated financial statements, which qualitatively describes the difference between the accounting framework established by the CNV and IFRS, considering that the application of IAS 29 was excluded by CNV from its accounting framework.

Report on compliance with current regulations

In accordance with current regulations, we report about Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria that:

- a) the unaudited condensed interim consolidated financial statements of Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria are being processed for recording in the "Inventory and Balance Sheet Book", and comply, as regards those matters that are within our competence, with the provisions set forth in the Commercial Companies Law and in the corresponding resolutions of the National Securities Commission;
- b) the unaudited condensed interim separate financial statements of Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria arise from accounting records carried in all formal respects in accordance with applicable legal provisions;
- c) we have read the Business Summary ("Reseña Informativa") on which, as regards those matters that are within our competence, we have no observations to make;
- d) at September 30, 2018, the debt of Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria owed in favor of the Argentina Integrated Pension System which arises from accounting records amounted to Ps. 27,965,688, which was not claimable at that date.

Autonomous City of Buenos Aires, November 9, 2018.

PRICE WATERHOUSE & CO. S.R.L.

(Partner)

C.P.C.E.C.A.B.A. T° 1 F° 17

Dr. Mariano C. Tomatis

Public Accountant (UBA)

C.P.C.E.C.A.B.A. T° 241 F° 118

Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria

Unaudited Condensed Interim Separate Financial Statements as of September 30, 2018 and for the period of three months ending on that date, presented in comparative form.

Cresud Sociedad Anónima,
Comercial, Inmobiliaria, Financiera y Agropecuaria

Unaudited Condensed Interim Separate Statements of Financial Position
as of September 30, 2018 and June 30, 2018
(All amounts in millions of Argentine Pesos, except as otherwise indicated)
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| | Note | 09.30.18 | 06.30.18 |
|--|------|---------------|---------------|
| ASSETS | | | |
| Non-current assets | | | |
| Investment properties | 7 | 73 | 51 |
| Property, plant and equipment | 8 | 798 | 789 |
| Intangible assets | 9 | 17 | 17 |
| Biological assets | 10 | 748 | 650 |
| Investments in subsidiaries, associates and joint ventures | 6 | 39,247 | 28,512 |
| Deferred income tax assets | 18 | 1,958 | 1,123 |
| Income tax and minimum presumed income tax credit | | 38 | 38 |
| Trade and other receivables | 13 | 559 | 401 |
| Total Non-current assets | | 43,438 | 31,581 |
| Current assets | | | |
| Biological assets | 10 | 290 | 376 |
| Inventories | 11 | 1,560 | 1,001 |
| Restricted assets | 12 | 4 | 3 |
| Trade and other receivables | 13 | 1,259 | 866 |
| Investment in financial assets | 12 | 30 | - |
| Derivative financial instruments | 12 | 139 | 13 |
| Cash and cash equivalents | 12 | 6 | 192 |
| Total Current assets | | 3,288 | 2,451 |
| TOTAL ASSETS | | 46,726 | 34,032 |
| SHAREHOLDERS' EQUITY | | | |
| Shareholders' equity (according to corresponding statements) | | 27,225 | 20,925 |
| TOTAL SHAREHOLDERS' EQUITY | | 27,225 | 20,925 |
| LIABILITIES | | | |
| Non-current liabilities | | | |
| Borrowings | 17 | 6,026 | 4,902 |
| Provisions | 16 | 10 | 10 |
| Total Non-current liabilities | | 6,036 | 4,912 |
| Current liabilities | | | |
| Trade and other payables | 15 | 2,292 | 1,790 |
| Income tax and minimum presumed income tax to paid | | 48 | 48 |
| Payroll and social security liabilities | | 96 | 142 |
| Borrowings | 17 | 10,971 | 6,177 |
| Derivative financial instruments | 12 | 57 | 37 |
| Provisions | 16 | 1 | 1 |
| Total Current liabilities | | 13,465 | 8,195 |
| TOTAL LIABILITIES | | 19,501 | 13,107 |
| TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES | | 46,726 | 34,032 |

The accompanying notes are an integral part of these Unaudited Condensed Interim Separate Financial Statements

)
Alejandro G. Elsztain
Vice President II
acting as President

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Cresud Sociedad Anónima,
Comercial, Inmobiliaria, Financiera y Agropecuaria

Unaudited Condensed Interim Separate Statements of Income and Other Comprehensive Income for the three-month period beginning July 1, 2018 and ended September 30, 2018

(All amounts in millions of Argentine Pesos, except as otherwise indicated)

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| | Note | 09.30.18 | 09.30.17 |
|--|------|----------|----------|
| Revenues | 19 | 496 | 453 |
| Costs | 20 | (423) | (321) |
| Initial recognition and changes in the fair value of biological assets and agricultural products at the point of harvest | | 66 | 2 |
| Changes in the net realizable value of agricultural products after harvest | | 301 | 48 |
| Gross profit | | 440 | 182 |
| Net gain from fair value adjustment of investment properties | | 22 | - |
| General and administrative expenses | 21 | (65) | (48) |
| Selling expenses | 21 | (95) | (109) |
| Other operating results, net | 22 | 118 | (3) |
| Management fees | | (228) | (30) |
| Profit / (Loss) from operations | | 192 | (8) |
| Share of profit of subsidiaries, associates and joint ventures | 6 | 6,300 | 447 |
| Profit before financing and taxation | | 6,492 | 439 |
| Finance income | 23 | 378 | 8 |
| Finance costs | 23 | (5,396) | (291) |
| Other financial results | 23 | (254) | 11 |
| Financial results, net | 23 | (5,272) | (272) |
| Profit before income tax | | 1,220 | 167 |
| Income tax | 18 | 835 | 97 |
| Profit for the period | | 2,055 | 264 |
| Other comprehensive income: | | | |
| Items that may be reclassified subsequently to profit or loss: | | | |
| Currency translation adjustment from subsidiaries and associates | | 4,125 | - |
| Participation in other comprehensive results of subsidiaries and associates | | 297 | (27) |
| Other comprehensive income / (loss) for the period | | 4,422 | (27) |
| Income and Other Comprehensive Income for the period | | 6,477 | 237 |
| Profit per share attributable to equity holders of the parent during the period: | | | |
| Basic | | 4.289 | 0.532 |
| Diluted | | 4.120 | 0.529 |

The accompanying notes are an integral part of these Unaudited Condensed Interim Separate Financial Statements.

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Alejandro G. Elsztain
Vice President II
acting as President

Cresud Sociedad Anónima,
Comercial, Inmobiliaria, Financiera y Agropecuaria

Unaudited Condensed Interim Separate Statements of Changes in Shareholders' Equity
for the three-month periods ended September 30, 2018 and 2017

(All amounts in millions, except as otherwise indicated)

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| | Share capital | Treasury shares | Inflation adjustment of share capital and treasury shares (i) | Share premium | Additional paid-in capital from treasury shares | Legal reserve | Special reserve RG 609/12 (ii) | Other reserves (iii) | Retained earnings | Total Shareholders' equity |
|---|---------------|-----------------|---|---------------|---|---------------|--------------------------------|----------------------|-------------------|----------------------------|
| Balance as of June 30, 2018 | 482 | 20 | 65 | 659 | 21 | 113 | 1,725 | 3,209 | 14,631 | 20,925 |
| Adjustments previous periods (IFRS 9 and 15) (Note 2.2) | - | - | - | - | - | - | - | - | (47) | (47) |
| Adjusted balance as of June 30, 2018 | 482 | 20 | 65 | 659 | 21 | 113 | 1,725 | 3,209 | 14,584 | 20,878 |
| Profit for the period | - | - | - | - | - | - | - | - | 2,055 | 2,055 |
| Other comprehensive income for the period | - | - | - | - | - | - | - | 4,422 | - | 4,422 |
| Total comprehensive income for the period | - | - | - | - | - | - | - | 4,422 | 2,055 | 6,477 |
| Reversal by sale of investment properties | - | - | - | - | - | - | - | (11) | 11 | - |
| Acquisition of treasury stock | (3) | 3 | - | - | - | - | - | (138) | - | (138) |
| Share of changes in subsidiaries' equity | - | - | - | - | - | - | - | 8 | - | 8 |
| Balance as of September 30, 2018 | 479 | 23 | 65 | 659 | 21 | 113 | 1,725 | 7,490 | 16,650 | 27,225 |

The accompanying notes are an integral part of these Unaudited Condensed Interim Separate Financial Statements.

(i)

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Includes Ps. 1 and Ps. 1 of inflation adjustment of Treasury shares as of September 30, 2018 and June 30, 2018, respectively.

(ii) Corresponding to General Resolution 609/12 of the National Securities Commission.

(iii) Group's Other reserves at September 30, 2018 are comprised as:

| | Cost of treasury shares | Changes in non-controlling interest | Reserve for currency translation adjustment | Revaluation surplus | Reserve for share-based payments | New projects reserves | Other subsidiary reserves | Reserve for the acquisition of securities issued by the Company | Total Other reserves |
|---|-------------------------|-------------------------------------|---|---------------------|----------------------------------|-----------------------|---------------------------|---|----------------------|
| Balance as of June 30, 2018 | (785) | (1,575) | 4,005 | 16 | 35 | 1,371 | 117 | 25 | 3,209 |
| Other comprehensive income for the period | - | - | 4,125 | - | - | - | 297 | - | 4,422 |
| Total comprehensive income for the period | - | - | 4,125 | - | - | - | 297 | - | 4,422 |
| Reversal by sale of investment properties | - | - | - | - | - | - | (11) | - | (11) |
| Acquisition of treasury stock | (138) | - | - | - | - | - | - | - | (138) |
| Share of changes in subsidiaries' equity | - | 8 | - | - | - | - | - | - | 8 |
| Balance as of September 30, 2018 | (923) | (1,567) | 8,130 | 16 | 35 | 1,371 | 403 | 25 | 7,490 |

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Alejandro G. Elsztain
Vice President II
acting as President

Cresud Sociedad Anónima,
Comercial, Inmobiliaria, Financiera y Agropecuaria

Unaudited Condensed Interim Separate Statements of Changes in Shareholders' Equity
for the three-month periods ended September 30, 2018 and 2017

(All amounts in millions, except as otherwise indicated)

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| | Share capital | Treasury shares | Inflation adjustment of share capital and treasury shares (i) | Share premium | Additional paid-in capital from treasury shares | Legal reserve | Special reserve RG 609/12 (ii) | Other reserves (iii) | Retained earnings | Total Shareholders' equity |
|---|---------------|-----------------|---|---------------|---|---------------|--------------------------------|----------------------|-------------------|----------------------------|
| Balance as of June 30, 2017 | 499 | 3 | 65 | 659 | 20 | 83 | 1,725 | 2,355 | 11,388 | 16,797 |
| Profit for the period | - | - | - | - | - | - | - | - | 264 | 264 |
| Other comprehensive income for the period | - | - | - | - | - | - | - | (27) | - | (27) |
| Total comprehensive income for the period | - | - | - | - | - | - | - | (27) | 264 | 237 |
| Reserve for share-based payments | - | - | - | - | - | - | - | 2 | - | 2 |
| Balance as of September 30, 2017 | 499 | 3 | 65 | 659 | 20 | 83 | 1,725 | 2,330 | 11,652 | 17,036 |

The accompanying notes are an integral part of these Unaudited Condensed Interim Separate Financial Statements.

(i) Includes Ps. 1 and Ps. 1 of inflation adjustment of Treasury shares as of September 30, 2017 and June 30, 2017, respectively.

(ii) Corresponding to General Resolution 609/12 of the National Securities Commission.

(iii) Group's Other reserves at September 30, 2017 are comprised as:

| | Cost of treasury shares | Reserve for currency translation adjustment | Reserve for share-based payments | Other subsidiary reserves | Reserve for the acquisition of securities issued by the Company | Total Other reserves |
|---|-------------------------|---|----------------------------------|---------------------------|---|----------------------|
| Balance as of June 30, 2017 | (24) | 2,227 | 36 | 91 | 25 | 2,355 |
| Other comprehensive loss for the period | - | - | - | (27) | - | (27) |

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| | | | | | | |
|---|------|-------|----|------|----|-------|
| Total comprehensive loss for the period | - | - | - | (27) | - | (27) |
| Reserve for share-based payments | - | - | - | 2 | - | 2 |
| Balance as of September 30, 2017 | (24) | 2,227 | 36 | 66 | 25 | 2,330 |

)
 Alejandro G. Elsztain
 Vice President II
 acting as President

Cresud Sociedad Anónima,
Comercial, Inmobiliaria, Financiera y Agropecuaria

Unaudited Condensed Interim Separate Statements of Cash Flows
for the three-month periods ended September 30, 2018 and 2017
(All amounts in millions of Argentine Pesos, except as otherwise indicated)
Free translation from the original prepared in Spanish for publication in Argentina

| | Note | 09.30.18 | 09.30.17 |
|---|------|----------|----------|
| Operating activities: | | | |
| Cash used in operations | 14 | (2,334) | (124) |
| Net cash used in operating activities | | (2,334) | (124) |
| Investing activities: | | | |
| Capital contribution to subsidiaries, associates and joint ventures | 6 | (52) | (1) |
| Acquisition of property, plant and equipment | 8 | (16) | (25) |
| Proceeds from sale of farmlands | | 1 | 7 |
| Acquisition of investment in financial assets | | (21) | (208) |
| Proceeds from disposals of investment in financial assets | | 15 | 227 |
| Advance payments | | (16) | (4) |
| Sale of farmlands advances | | - | 69 |
| Dividends received | | - | 1 |
| Net cash (used in) / generated from investing activities | | (89) | 66 |
| Financing activities: | | | |
| Payment of borrowings | | (66) | (500) |
| Obtaining of short term loans, net | | 2,672 | 576 |
| Payments from derivative financial instruments | | (86) | (5) |
| Purchase of treasury stock | | (138) | - |
| Payment of seller financing | | (1) | - |
| Interest paid | | (143) | (29) |
| Net cash generated from financing activities | | 2,238 | 42 |
| Net decrease in cash and cash equivalents | | (185) | (16) |
| Cash and cash equivalents at beginning of the period | | 192 | 41 |
| Currency translation adjustment on cash and cash equivalents | | (1) | 19 |
| Cash and cash equivalents at the end of the period | | 6 | 44 |

The accompanying notes are an integral part of these Unaudited Condensed Interim Separate Financial Statements.

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Alejandro G. Elsztain
Vice President II
acting as President

Cresud Sociedad Anónima,
Comercial, Inmobiliaria, Financiera y Agropecuaria

1.
General information

Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria (“Cresud” or the “Company”) was founded in 1936 as a subsidiary of Credit Foncier, a Belgian company primarily engaged in providing rural and urban loans in Argentina and administering real estate holdings foreclosed by Credit Foncier. Credit Foncier was liquidated in 1959, and as part of such liquidation, the shares of Cresud were distributed to Credit Foncier’s shareholders. From the 1960s through the end of the 1970s, the business of Cresud shifted exclusively to agricultural activities.

Cresud is a company organized and domiciled in the Republic of Argentina. The address of its registered office is Moreno 877, 23rd Floor, Buenos Aires, Argentina.

These Unaudited Condensed Interim Separate Financial Statements have been approved for issue by the Board of Directors on November 9, 2018.

2.
Basis of preparation of the Unaudited Condensed Interim Separate Financial Statements

2.1.
Basis of preparation

The CNV, in Title IV "Periodic Information Regime" - Chapter III "Rules relating to the presentation and valuation of financial statements" - Article 1, of its standards, has established the application of the Technical Resolution No. 26 (RT 26) of the FACPCE and its amendments, which adopt FRS, issued by the IASB, for certain companies included in the public offering regime of Law No. 26,831, either because of its stock or its non-convertible notes, or that have requested authorization to be included in the aforementioned regime.

Also, in Article 3 of the aforementioned CNV regulations, it is established that "The companies subject to the Commission's control cannot apply the method of restating financial statements in a homogeneous currency."

For the preparation of these solo financial statements, the Company has use the option provided in IAS 34, and has prepared them in condensed form. Therefore, these financial statements do not include all the information required in a complete set of annual financial statements and, consequently, their reading is recommended together with the annual financial statements as of June 30, 2018.

In view of what has been mentioned in the preceding paragraphs, the management of the Company has prepared these financial statements in accordance with the accounting principles established by the CNV, which is based on the application of IFRS, in particular of IAS 34, with the only exception to the application of IAS 29 (which determines the mandatory restatement of financial statements), excluded by the CNV from its accounting framework.

Additionally, the information required by the CNV indicated in article 1, Chapter III, Title IV of RG N ° 622/13 has been included. This information is included in a note to these solo financial statements.

IAS 29 "Financial Reporting in Hyperinflationary Economies" requires that the financial statements of an entity whose functional currency is one of a hyperinflationary economy be expressed in terms of the current unit of measurement at the closing date of the reporting period, regardless of whether they are based on the historical cost method or the current cost method. To do so, in general terms, the inflation produced from the date of acquisition or from the revaluation date, as applicable, must be calculated in the non-monetary items. This requirement also includes

the comparative information of the financial statements.

In order to conclude on whether an economy is categorized as high inflation in the terms of IAS 29, the standard details a series of factors to be considered, including the existence of an accumulated inflation rate in three years that is Approximate or exceed 100%. Accumulated inflation in three years is over 100%. It is for this reason that, in accordance with IAS 29, the Argentine economy must be considered as high inflation starting July 1, 2018. In turn, on July 24, 2018, the Argentine Federation of Professional Councils in Economic Sciences (FACPCE), issued a communication confirming the aforementioned. However, it must be taken into account that, at the time of issuance of these financial statements,

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Decree PEN 664/03 is in force, which does not allow the presentation of restated financial statements before the National Securities Commission (CNV). Therefore, given this decree, and the regulatory framework of the CNV, the Group's management has not applied IAS 29 in the preparation of these solo financial statements.

In an inflationary period, any entity that maintains an excess of monetary assets over monetary liabilities, will lose purchasing power, and any entity that maintains an excess of monetary liabilities over monetary assets, will gain purchasing power, provided that such items are not subject to an adjustment mechanism.

Briefly, the restatement method of IAS 29 establishes that monetary assets and liabilities must not be restated since they are already expressed in the current unit of measurement at the end of the reporting period. Assets and liabilities subject to adjustments based on specific agreements must be adjusted in accordance with such agreements. The non-monetary items measured at their current values at the end of the reporting period, such as the net realization value or others, do not need to be restated. The remaining non-monetary assets and liabilities must be restated by a general price index. The loss or gain from the net monetary position will be included in the net result of the reporting year / period, revealing this information in a separate line item.

2.2. Accounting policies

The accounting policies applied in the preparation of these Unaudited Condensed Interim Financial Statements are consistent with those applied in the Annual Financial Statements as of June 30, 2018.

As described in Note 2.2 to the Annual Consolidated Financial Statements, the Company, mainly through its subsidiaries, adopted IFRS 15 "Revenues from contracts with customers" and IFRS 9 "Financial instruments" in the present fiscal year using the modified retrospective approach, so that the cumulative impact of the adoption was recognized in the retained earnings at the beginning, and the comparative figures have not been modified due to this adoption.

The main changes are the following:

IFRS 15: Revenues from contracts with customers

The standard introduces a new five-step model for recognizing revenue from contracts with customers:

1. Identifying the contract with the customer.
2. Identifying separate performance obligations in the contract.
3. Determining the transaction price.
4. Allocating the transaction price to separate performance obligations.
5. Recognizing revenue when the performance obligations are satisfied.

IFRS 9: Financial instruments

The new standard includes a new model of "expected credit loss" for receivables or other assets not measured at fair value. The new model presents a dual measurement approach for impairment: if the credit risk of a financial asset has

not increased significantly since its initial recognition, an allowance for impairment will be recorded in the amount of expected credit losses resulting from the possible non-compliance events within a certain period. If the credit risk has increased significantly, in most cases the allowance will increase and the amount of the expected losses should be recorded.

In accordance with the new standard, in cases where a change in terms or exchange of financial liabilities is immaterial and does not lead, at the time of analysis, to the reduction of the previous liability and recognition of the new liability, the new cash flows must be discounted at the original effective interest rate, recording the impact of the difference between the present value of the financial liability that has the new terms and the present value of the original financial liability in net income.

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2.3.
Use of estimates

The preparation of financial statements at a certain date requires the Management to make estimations and evaluations affecting the amount of assets and liabilities recorded and contingent assets and liabilities disclosed at such date, as well as income and expenses recorded during the period. Future results might differ from the estimates and evaluations made at the date of preparation of these Unaudited Condensed Interim Separate Financial Statements.

In the preparation of these Unaudited Condensed Interim Separate Financial Statements, the significant judgments made by Management in applying the Company's accounting policies and the main sources of uncertainty were the same applied by the Company in the preparation of the Separate Financial Statements for the fiscal year ended June 30, 2018, described in Note 3 to them.

3.
Seasonal effects on operations

The operations of the Company are also subject to seasonal effects. The harvests and sale of grains (corn, soybean and sunflower) generally take place between January and September every year. Wheat is generally harvested between November and February every year. However, milk production is generally larger during the second quarter, when conditions are more favorable. As a result, there may be material fluctuations in the agricultural business results each quarter.

4.
Acquisitions and disposals

See summary of acquisitions and additional disposals of the Company for the three-month period ended September 30, 2018 in Note 4 to Unaudited Condensed Interim Consolidated Financial Statements.

5.
Financial risk management and fair value estimates

5.1
Financial risk

The Company's activities are exposed to several financial risks, market risk (including exchange rate risk, interest rate risk and price risk), credit risk, liquidity risk and capital risk.

The Unaudited Condensed Interim Separate Financial Statements do not include all the information and disclosures of the risk management, so they should be read together with the Annual Separate Financial Statements as of June 30, 2018. There have been no significant changes in the risk management or risk management policies applied by the Company since the fiscal year.

5.2
Fair value estimates

Since June 30, 2018, to the balance sheet date, there have been no significant changes in business or economic circumstances affecting the fair value of the Company's financial assets, liabilities or biological assets (either

measured at fair value or amortized cost). Nor there have been transfers between the several hierarchies used in estimating the fair value of the Company's financial instruments, or reclassifications among their respective categories.

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6.
Information about principal subsidiaries, associates and joint ventures

The Company conducts its business through several subsidiaries, associates and joint ventures. Set out below are the changes in Company's investment in subsidiaries and associates for the three-month period ended September 30, 2018 and for the fiscal year ended June 30, 2018:

| | 09.30.18 | 06.30.18 |
|--|----------|----------|
| Beginning of the period / year | 28,512 | 19,498 |
| Changes in non-controlling interest (i) | 8 | (1,575) |
| Capital contribution | 52 | 196 |
| Disposal of interest in subsidiaries | - | (10) |
| Share of profit of subsidiaries and associates | 6,300 | 9,562 |
| Foreign exchange gains | 4,125 | 1,778 |
| Others changes in subsidiaries' equity | - | 55 |
| Adjustments previous periods (IFRS 9 and 15) | (47) | - |
| Share of changes in subsidiaries' equity | 297 | 19 |
| Reserve for share-based payments | - | 4 |
| Dividends distributed | - | (1,015) |
| End of the period / year | 39,247 | 28,512 |

(i)
Includes the effect of changes in subsidiaries as consequence of repurchase of equity interest.

See changes in Company's investment in associates and joint ventures for the three-month period ended September 30, 2018 in Note 7 to the Unaudited Condensed Interim Consolidated Financial Statements and for the year ended June 30, 2018 in Note 8 to the Annual Consolidated Financial Statements.

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| Name of the entity | % of ownership interest | | Registered value | | Entity's interest in comprehensive income / (loss) | | Market value as of 09.30.18 | Place of business / country of incorporation | Main activity | Amount common shares 1 |
|--|-------------------------|----------|------------------|----------|--|----------|-----------------------------|--|---------------------------|------------------------|
| | 09.30.18 | 06.30.18 | 09.30.18 | 06.30.18 | 09.30.18 | 09.30.17 | | | | |
| Subsidiaries | | | | | | | | | | |
| Brasilagro Companhia Brasileira de Propriedades Agrícolas (“Brasilagro”) Agropecuaria Santa Cruz de la Sierras S.A. (formerly Doneldon S.A.) | 43.29% | 43.29% | 4,674 | 3,072 | 1,314 | 200 | 13.69 | Brazil | Agricultural | 23,291,5 |
| Futuros y opciones.Com S.A. | 50.10% | 50.10% | 156 | 84 | 72 | 13 | Not publicly traded | Uruguay | Investment | 264,937, |
| Amauta Agro S.A. (formerly FyO Trading S.A.) | 2.20% | 2.20% | - | - | - | - | Not publicly traded | Argentina | Brokerage | 817,683 |
| FyO Acopio S.A. (continuadora de Granos Olavarría S.A.) | 2.20% | 2.20% | 4 | 2 | 2 | - | Not publicly traded | Argentina | Warehousing and Brokerage | 505,603 |
| Helmir S.A. | 100.00% | 100.00% | 1,196 | 843 | 353 | 24 | Not publicly traded | Uruguay | Investment | 11,264 |
| Sociedad Anónima Carnes Pampeanas S.A. IRSA Inversiones y Representaciones Sociedad Anónima | 99.70% | 99.68% | 153 | 96 | 27 | (24) | Not publicly traded | Argentina | Agroindustrial | 90,624,2 |
| Total Subsidiaries | | | 39,180 | 28,473 | 10,420 | 449 | | | | 491,951, |
| Associates | | | | | | | | | | |
| Agrouंगा S.A. | 35.72% | 35.72% | 38 | 39 | 3 | (2) | Not publicly traded | Argentina | Agricultural | 364,599, |

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| | | | | | | | | | | |
|---|--------|---|--------|--------|--------|-----|---------------------|-----------|---------------------------------------|---------|
| Uranga Trading S.A. | 35.72% | - | 29 | - | 2 | - | Not publicly traded | Argentina | Marketing, warehousing and processing | 653,369 |
| Total Associates | | | 67 | 39 | 5 | (2) | | | | |
| Total Investments in subsidiaries, associates and join ventures | | | 39,247 | 28,512 | 10,425 | 447 | | | | |

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7.
Investment properties

Changes in Company's investment properties for the three-month period ended September 30, 2018 and for the fiscal year ended June 30, 2018 were as follows:

| | 09.30.18 | 06.30.18 |
|---|----------|----------|
| Beginning of the period / year | 51 | 5 |
| Reclassification of property, plant and equipment (i) | - | 43 |
| Changes in fair value | 22 | 3 |
| End of the period / year | 73 | 51 |

(i)
Includes as of June 30, 2018, Ps. 21 for difference between valuation at cost and fair value, which is disclosed in a Net Equity Reserve.

The following amounts have been recognized in the Statement of Income and Other Comprehensive Income:

| | 09.30.18 | 09.30.17 |
|--------------------------------------|----------|----------|
| Rental and services income (Note 20) | 14 | - |
| Direct operating expenses (Note 21) | 10 | - |

8.
Property, plant and equipment

Changes in Company's property, plant and equipment for the three-month period ended September 30, 2018 and for the fiscal year ended June 30, 2018 were as follows:

| | Owner occupied farmland (ii) | Others | Total as of 09.30.18 | Total as of 06.30.18 |
|---|---------------------------------|--------|-------------------------|-------------------------|
| Costs | 832 | 87 | 919 | 937 |
| Accumulated depreciation | (88) | (42) | (130) | (112) |
| Net book amount at the beginning of the period / year | 744 | 45 | 789 | 825 |
| Additions | 15 | 1 | 16 | 101 |
| Disposals | - | - | - | (88) |
| Reclassifications to investment properties | - | - | - | (22) |
| Depreciation charge (i) | (4) | (3) | (7) | (27) |
| Balances at the end of the period / year | 755 | 43 | 798 | 789 |
| Costs | 847 | 85 | 932 | 919 |
| Accumulated depreciation | (92) | (42) | (134) | (130) |
| Net book amount at the end of the period / year | 755 | 43 | 798 | 789 |

(i)

For the fiscal years ended September 30, 2018 and June 30, 2018, the depreciation expense of property, plant and equipment has been charged as follows: Ps. 1 and Ps. 4 in "Costs"; Ps. 1 and Ps. 2 in "General and administrative expenses" in "the Statement of Income and Other Comprehensive Income"; Ps. 5 and Ps. 21 were capitalized as part of the biological assets costs.

(ii)

Includes farms, buildings and facilities of farmlands properties.

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9.
Intangible assets

Changes in Company's intangible assets for the three-month period ended as of September 30, 2018 and for the fiscal year ended as of June 30, 2018 were as follows:

| | Computer software | Rights of use | Total as of 09.30.18 | Total as of 06.30.18 |
|---|-------------------|---------------|-------------------------|-------------------------|
| Costs | 4 | 20 | 24 | 23 |
| Accumulated amortization | (2) | (5) | (7) | (5) |
| Net book amount at the beginning of the period / year | 2 | 15 | 17 | 18 |
| Additions | - | - | - | 1 |
| Amortization charges (i) | - | - | - | (2) |
| Balances at the end of the period / year | 2 | 15 | 17 | 17 |
| Costs | 4 | 20 | 24 | 24 |
| Accumulated amortization | (2) | (5) | (7) | (7) |
| Net book amount at the end of the period / year | 2 | 15 | 17 | 17 |

(i)
Amortization charges are included in "General and administrative expenses" in the Statement of Income and Other Comprehensive Income. There are no impairment charges for any of the years presented.

10.
Biological assets

Changes in the Company's biological assets for the three-month period ended as of September 30, 2018 and for the fiscal year ended as of June 30, 2018 were as follows:

| | Sown land-crops | | Breeding cattle | Other cattle | Others | Total as of 09.30.18 | Total as of 06.30.18 |
|--|--------------------|---------|--------------------|-----------------|---------|-------------------------|-------------------------|
| | Level 1 | Level 3 | Level 2 | Level 2 | Level 1 | | |
| Net book amount at the beginning of the period / year | 27 | 248 | 724 | 17 | 10 | 1,026 | 961 |
| Purchases | - | - | 1 | - | - | 1 | 8 |
| Changes by transformation | - | - | - | - | - | - | - |
| Initial recognition and changes in the fair value of biological assets | - | 9 | 57 | - | - | 66 | 407 |
| Decrease due to harvest | - | (358) | - | - | - | (358) | (1,336) |
| Sales | - | - | (44) | - | - | (44) | (312) |
| Consumes | - | - | (1) | - | (1) | (2) | (4) |
| Costs for the period | 151 | 101 | 95 | 2 | - | 349 | 1,302 |
| Balances at the end of the period / year | 178 | - | 832 | 19 | 9 | 1,038 | 1,026 |

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| | | | | | | | |
|---|-----|---|-----|----|---|-------|-------|
| Non-current (production) | - | - | 722 | 17 | 9 | 748 | 650 |
| Current (consumable) | 178 | - | 110 | 2 | - | 290 | 376 |
| Net book amount at the end of the period / year | 178 | - | 832 | 19 | 9 | 1,038 | 1,026 |

During the three-month period ended September 30, 2018 and the year ended June 30, 2018 there have been no transfers between the several tiers used in estimating the fair value of the Company's biological assets, or reclassifications among their respective categories.

See information on valuation processes used by the entity in Note 13 to the Consolidated Financial Statements as of June 30, 2018.

As of September 30, 2018 and June 30, 2018, the better and maximum use of biological assets shall not significantly differ from the current use.

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11.
Inventories

Breakdown of Company's inventories as of September 30, 2018 and June 30, 2018 are as follows:

| | 09.30.18 | 06.30.18 |
|------------------------|----------|----------|
| Current | | |
| Crops | 943 | 700 |
| Materials and supplies | 367 | 159 |
| Seeds and fodders | 250 | 142 |
| Total inventories | 1,560 | 1,001 |

As of September 30, 2018 and June 30, 2018 the cost of inventories recognized as expense amounted to Ps. 365 and Ps. 1,114, respectively and they have been included in "Costs" in the Unaudited Condensed Interim Separate Statement of Income and Other Comprehensive Income.

12.
Financial instruments by category

Determining fair values

See determination of the fair value of the Company's financial instruments in Note 15 to the Annual Consolidated Financial Statements as of June 30, 2018.

The following tables present the Company's financial assets and financial liabilities that are measured at fair value as of September 30, 2018 and June 30, 2018 and their allocation to the fair value hierarchy:

| | Financial assets at amortized cost | Financial assets at fair value through profit or loss Level 1 | Subtotal financial assets | Non-financial assets | Total |
|---|------------------------------------|---|---------------------------|----------------------|-------|
| September 30, 2018 | | | | | |
| Assets as per statement of financial position | | | | | |
| Trade and other receivables (excluding the allowance for doubtful accounts and other receivables) (Note 13) | 1,449 | - | 1,449 | 378 | 1,827 |
| Investment in financial assets: | | | | | |
| - Mutual funds | - | 30 | 30 | - | 30 |
| Derivative financial instruments | | | | | |
| - Crops future contracts | - | 139 | 139 | - | 139 |
| Restricted assets (i) | 4 | - | 4 | - | 4 |
| Cash and cash equivalents: | | | | | |
| - Cash on hand and at bank | 6 | - | 6 | - | 6 |
| Total assets | 1,459 | 169 | 1,628 | 378 | 2,006 |

(i) Corresponds to the employee capitalization plan.

| | Financial liabilities at amortized cost | Financial liabilities at fair value Level 1 | Subtotal financial liabilities | Non-financial liabilities | Total |
|---|--|---|-----------------------------------|------------------------------|--------|
| Liabilities as per statement of financial position | | | | | |
| Trade and other payables (Note 15) | 2,099 | - | 2,099 | 193 | 2,292 |
| Borrowings (excluding finance lease liabilities) (Note 17) | 16,990 | - | 16,990 | - | 16,990 |
| Finance lease obligations (Note 17) | 7 | - | 7 | - | 7 |
| Derivative financial instruments: | | | | | |
| - Foreign-currency contracts | - | 57 | 57 | - | 57 |
| Total liabilities | 19,096 | 57 | 19,153 | 193 | 19,346 |

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| | Financial assets at amortized cost | Financial assets at fair value through profit or loss Level 1 | Subtotal financial assets | Non-financial assets | Total |
|---|---------------------------------------|---|------------------------------|-------------------------|-------|
| June 30, 2018 | | | | | |
| Assets as per statement of financial position | | | | | |
| Trade and other receivables (excluding the allowance for doubtful accounts and other receivables) (Note 13) | 1,068 | - | 1,068 | 208 | 1,276 |
| Derivative financial instruments: | | | | | |
| - Crops future contracts | - | 13 | 13 | - | 13 |
| Restricted assets (i) | 3 | - | 3 | - | 3 |
| Cash and cash equivalents: | | | | | |
| - Cash on hand and at bank | 5 | - | 5 | - | 5 |
| - Short-term investments | - | 187 | 187 | - | 187 |
| Total liabilities | 1,076 | 200 | 1,276 | 208 | 1,484 |

(i) Corresponds to the employee capitalization plan.

| | Financial liabilities at amortized cost | Financial liabilities at fair value Level 1 | Subtotal financial liabilities | Non-financial liabilities | Total |
|--|--|---|-----------------------------------|------------------------------|--------|
| Liabilities as per statement of financial position | | | | | |
| Trade and other payables (Note 15) | 1,688 | - | 1,688 | 102 | 1,790 |
| Borrowings (excluding finance lease liabilities) (Note 17) | 11,074 | - | 11,074 | - | 11,074 |
| Finance lease obligations (Note 17) | 5 | - | 5 | - | 5 |
| Derivative financial instruments: | | | | | |
| - Foreign-currency contracts | - | 37 | 37 | - | 37 |
| Total liabilities | 12,767 | 37 | 12,804 | 102 | 12,906 |

When no quoted prices are available in an active market, fair values (particularly with derivatives) are based on recognized valuation methods. The Company uses a range of valuation models for the measurement of Level 2 and Level 3 instruments, details of which may be obtained from Note 15 to the Consolidated Financial Statements as of June 30, 2018.

13.
Trade and other receivables

Breakdown of the Company's trade and other receivables as of September 30, 2018 and June 30, 2018 are as follows:

09.30.18 06.30.18

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| | | |
|---|-------|-------|
| Receivables from sale of properties (i) | 735 | 507 |
| Receivables from sale of agricultural products and services | 218 | 160 |
| Debtors under legal proceedings | 9 | 9 |
| Less: allowance for doubtful accounts | (9) | (9) |
| Total trade receivables | 953 | 667 |
| Prepayments | 244 | 114 |
| Tax credits | 107 | 81 |
| Loans | 30 | 22 |
| Advance payments | 27 | 13 |
| Others | 39 | 21 |
| Total other receivables | 447 | 251 |
| Related parties (Note 24) | 418 | 349 |
| Total trade and other receivables | 1,818 | 1,267 |
| Non-current | 559 | 401 |
| Current | 1,259 | 866 |
| Total trade and other receivables | 1,818 | 1,267 |

(i) Net of implicit interests

The fair value of current trade and other receivables approximate their respective carrying amounts because, due to their short-term nature, as the impact of discounting is not considered significant. Fair values are based on discounted cash flows (Level 2 of fair value hierarchy).

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The carrying amounts of the Company's trade and other receivables denominated in foreign currencies are detailed in Note 27.

Trade receivables are generally presented in the statement of financial position net of allowances for doubtful receivables. Impairment policies and procedures by type of receivables are discussed in detail in Note 2.17 to the Consolidated Financial Statements as of June 30, 2018.

Movements on the Company's allowance for doubtful accounts are as follows:

| | 09.30.18 | 06.30.18 |
|--------------------------------|----------|----------|
| Beginning of the period / year | 9 | 9 |
| Charges | - | - |
| End of the period / year | 9 | 9 |

The addition and release of allowance for doubtful accounts have been included in "Selling expenses" in the Unaudited Condensed Interim Separate Statement of Income and Other Comprehensive Income (Note 21). Amounts charged to the provision account are generally written off when there is no expectation of recovering additional cash.

14.

Cash flow information

Following is a detailed description of cash flows used in the Company's operations for the three-month periods ended as of September 30, 2018 and 2017:

| | 09.30.18 | 09.30.17 |
|---|----------|----------|
| Profit for the period | 2,055 | 264 |
| Adjustments for: | | |
| Income tax | (835) | (97) |
| Depreciation and amortization | 2 | 2 |
| Unrealized (gain) / loss from derivative financial instruments of commodities | (125) | 3 |
| Loss / (Gain) from derivative financial instruments (except commodities) | 106 | (3) |
| Changes in fair value of financial assets at fair value through profit or loss | - | (8) |
| Accrued interest, net | 215 | 43 |
| Unrealized initial recognition and changes in the fair value of biological assets | (143) | (21) |
| Changes in net realizable value of agricultural products after harvest | (301) | (48) |
| Provisions | 10 | 86 |
| Share of profit in subsidiaries, associates and joint ventures | (6,300) | (447) |
| Unrealized foreign exchange loss, net | 3,205 | 205 |
| Changes in fair value of investment properties | (22) | - |
| Changes in operating assets and liabilities: | | |
| Decrease in biological assets | 136 | 139 |
| Increase in inventories | (257) | (96) |
| Increase in trade and other receivables | (521) | (93) |
| (Increase) / Decrease in derivative financial instruments | (1) | 5 |
| Increase in restricted assets | (1) | - |
| Increase / (Decrease) in trade and other payables | 490 | (16) |
| Decrease in payroll and social security liabilities | (47) | (42) |
| Net cash used in operating activities before income tax paid | (2,334) | (124) |

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The following table shows a detail of non-cash transactions occurred in the three-month periods ended as of September 30, 2018 and 2017:

| | 09.30.18 | 09.30.17 |
|--|----------|----------|
| Non-cash activities | | |
| Dividends not collected | - | (3) |
| Decrease of interest in subsidiaries, associates and joint venture by exchange differences on translating foreign operations | (4,125) | - |
| Increase of interest in subsidiaries, associates and joint ventures by a decrease in trade and other receivables | - | (11) |
| Increase of interest in subsidiaries, associates and joint ventures through reserve for share-based compensation | - | 1 |

15.

Trade and other payables

The detail of the Company's trade and other payables as of September 30, 2018 and June 30, 2018 are as follows:

| | 09.30.18 | 06.30.18 |
|---|----------|----------|
| Trade payables | 264 | 115 |
| Provisions | 436 | 174 |
| Sales, rent and services payments received in advance | 137 | 15 |
| Total trade payables | 837 | 304 |
| Taxes payable | 56 | 87 |
| Others | 6 | 34 |
| Total other payables | 62 | 121 |
| Related parties (Note 24) | 1,393 | 1,365 |
| Total trade and other payables | 2,292 | 1,790 |
| Current | 2,292 | 1,790 |
| Total trade and other payables | 2,292 | 1,790 |

The fair value of trade and other payables approximate their respective carrying amounts due to their short-term nature, as the impact of discounting is considered as not significant. Fair values are based on discounted cash flows (Level 2 of fair value hierarchy).

Book value of trade and other payables denominated in foreign currencies are detailed in Note 29.

16.

Provisions

The table below shows the movements in Company's provisions categorized by type of provision:

| | Labor and tax claims and other claims | Total as of 09.30.18 | Total as of 06.30.18 |
|----------------------------|---------------------------------------|----------------------|----------------------|
| Beginning of period / year | 11 | 11 | 6 |
| Additions | - | - | 7 |
| Used during the period | - | - | (2) |
| End of period / year | 11 | 11 | 11 |
| Non-current | | 10 | 10 |

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| | | |
|---------|----|----|
| Current | 1 | 1 |
| Total | 11 | 11 |

(i)
Corresponds to equity interests in subsidiaries, associates and joint ventures with negative equity.

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17.
Borrowings

The detail of the Company's borrowings as of September 30, 2018 and June 30, 2018 is as follows:

| | Book value | | Fair Value | |
|----------------------------|------------|----------|------------|----------|
| | 09.30.18 | 06.30.18 | 09.30.18 | 06.30.18 |
| Non-convertible notes | 8,525 | 6,010 | 8,425 | 5,778 |
| Bank loans and others | 7,905 | 4,702 | 7,912 | 4,709 |
| Finance leases obligations | 7 | 5 | 7 | 5 |
| Bank overdrafts | 560 | 362 | 560 | 362 |
| Total borrowings | 16,997 | 11,079 | 16,904 | 10,854 |
| Non-current | 6,026 | 4,902 | | |
| Current | 10,971 | 6,177 | | |
| Total borrowings | 16,997 | 11,079 | | |

18.
Taxation

The detail of the provision for the Company's income tax is as follows:

| | 09.30.18 | 09.30.17 |
|---------------------|----------|----------|
| Deferred income tax | 835 | 97 |
| Income tax | 835 | 97 |

The gross movements on the deferred income tax account were as follows:

| | 09.30.18 | 06.30.18 |
|--|----------|----------|
| Beginning of the period / year | 1,123 | 1,222 |
| Charged to the Statement of Comprehensive Income | 835 | (99) |
| End of the period / year | 1,958 | 1,123 |

The Company's income tax expense charge differs from the theoretical amount that would arise using the weighted average tax rate applicable to Company's profit before income tax as follows:

| | 09.30.18 | 09.30.17 |
|--|----------|----------|
| Tax calculated at the tax applicable tax rate in effect (i) | (366) | (58) |
| Permanent differences: | | |
| Share of profit of subsidiaries, associates and joint ventures | 1,890 | 156 |
| Income tax rate change (*) | (236) | - |
| Provision for unrecoverability of tax loss carry-forwards | (476) | - |

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| | | |
|---|-----|-----|
| Non-taxable results, non-deductible expenses and others | 23 | (1) |
| Income tax | 835 | 97 |

(*)

As of September 30, 2018 corresponds to the effect of applying to the deferred tax items the changes in the applicable tax rates.

(i)

The Income Tax rate in effect in Argentina as of September 30, 2017 was 35%, while as of September 30, 2018 is 30%. See note 20 to the Annual Consolidated Financial Statements.

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19.
Revenues

| | 09.30.18 | 09.30.17 |
|----------------------------------|----------|----------|
| Crops | 418 | 381 |
| Cattle | 55 | 51 |
| Dairy | - | 19 |
| Supplies | 9 | 2 |
| Leases and agricultural services | 14 | - |
| Total revenues | 496 | 453 |

20.
Costs

| | 09.30.18 | 09.30.17 |
|----------------------------------|----------|----------|
| Crops | 358 | 257 |
| Cattle | 44 | 42 |
| Dairy | - | 17 |
| Supplies | 7 | 1 |
| Leases and agricultural services | 10 | - |
| Other costs | 4 | 4 |
| Total costs | 423 | 321 |

21.
Expenses by nature

| | Costs (i) | Cost of Production | General and administrative expenses | Selling expenses | Total as of 09.30.18 | Total as of 09.30.17 |
|---|--------------|-----------------------|---|---------------------|-------------------------|-------------------------|
| Supplies and labors | 8 | 276 | - | - | 284 | 218 |
| Leases and expenses | - | 1 | 2 | - | 3 | 2 |
| Amortization and depreciation | 1 | 5 | 1 | - | 7 | 6 |
| Doubtful accounts (charge and recovery) | - | - | - | (1) | (1) | - |
| Cost of sale of agricultural products and biological assets | 409 | - | - | - | 409 | 317 |
| Advertising, publicity and other selling expenses | - | - | - | - | - | - |
| Maintenance and repairs | - | 10 | 4 | - | 14 | 13 |
| Payroll and social security liabilities | 3 | 34 | 42 | 3 | 82 | 70 |
| | - | 2 | 6 | 1 | 9 | 6 |

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| | | | | | | |
|---|-----|-----|----|-----|-----|-----|
| Fees and payments for services | | | | | | |
| Freights | - | 8 | - | 53 | 61 | 72 |
| Bank commissions and expenses | - | - | 2 | 1 | 3 | 3 |
| Travel expenses and stationery | - | 7 | 2 | - | 9 | 4 |
| Conditioning and clearance | - | - | - | 22 | 22 | 22 |
| Director's fees | - | - | 5 | - | 5 | 3 |
| Export expenses | - | - | - | - | - | - |
| Taxes, rates and contributions | - | 5 | - | 14 | 19 | 21 |
| Others | 2 | 1 | 1 | 2 | 6 | 1 |
| Total expenses by nature as of 09.30.18 | 423 | 349 | 65 | 95 | 932 | |
| Total expenses by nature as of 09.30.17 | 321 | 280 | 48 | 109 | | 758 |

(i) Include Ps. 4 and Ps. 4 of other agricultural operating costs as of September 30, 2018 and 2017, respectively.

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22.

Other operating results, net

| | 09.30.18 | 09.30.17 |
|--|----------|----------|
| Administration fees | - | 1 |
| Gain from commodity derivative financial instruments | 119 | 1 |
| Contingencies | - | (3) |
| Gain from disposal of associates, subsidiaries and/or joint ventures | - | 1 |
| Others | (1) | (3) |
| Total other operating results, net | 118 | (3) |

23.

Financial results, net

| | 09.30.18 | 09.30.17 |
|---|----------|----------|
| Financial income: | | |
| Interest income | 14 | 3 |
| Foreign exchange gains | 364 | 5 |
| Total financial income | 378 | 8 |
| Financial costs: | | |
| Interest expenses | (229) | (46) |
| Foreign exchange losses | (5,133) | (238) |
| Other financial costs | (34) | (7) |
| Total financial costs | (5,396) | (291) |
| Other financial results: | | |
| Fair value gains of financial assets at fair value through profit or loss | 16 | 8 |
| (Loss) / Gain from derivative financial instruments (except commodities) | (270) | 3 |
| Total other financial results | (254) | 11 |
| Total financial results, net | (5,272) | (272) |

24.

Related party transactions

See description of the main transactions conducted with related parties in Note 31 to the Consolidated Financial Statements as of June 30, 2018.

The following is a summary of the balances with related parties as of September 30, 2018 and June 30, 2018:

| Items | 09.30.18 | 06.30.18 |
|-----------------------------|----------|----------|
| Trade and other payables | (1,393) | (1,365) |
| Borrowings | (877) | (446) |
| Trade and other receivables | 418 | 349 |
| Total | (1,852) | (1,462) |

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Cresud Sociedad Anónima,
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| Related party | 09.30.18 | 06.30.18 | Description of transaction |
|--|----------|----------|--------------------------------------|
| IRSA Inversiones y Representaciones Sociedad Anónima | 34 | 22 | Corporate services receivable |
| | (8) | (5) | Leases payable |
| | 11 | 7 | Reimbursement of expenses receivable |
| | 1 | 1 | Share based payments |
| | 1 | 1 | Administration fees |
| Brasilagro Companhia Brasileira de Propriedades Agrícolas (“Brasilagro”) | 131 | 99 | Reimbursement of expenses payable |
| Sociedad Anónima Carnes Pampeanas S.A. (formerly EAASA) | 1 | - | Reimbursement of expenses receivable |
| | 70 | 13 | Sale of goods and/or services |
| Helmir S.A. | (353) | (233) | Borrowings |
| Ombú Agropecuaria S.A. | 3 | 3 | Administration fees |
| Agropecuaria Acres del Sud S.A. | 2 | 2 | Administration fees |
| | 1 | 1 | Reimbursement of expenses |
| Yatay Agropecuaria S.A. | 2 | 2 | Administration fees |
| | (221) | - | Borrowings |
| Yuchán Agropecuaria S.A. | 2 | 2 | Administration fees |
| Futuros y Opciones.Com S.A. | 81 | 95 | Brokerage operations receivable |
| | 1 | - | Reimbursement of expenses receivable |
| | 1 | (6) | MAT operations |
| Total Subsidiaries | (240) | 4 | |
| Agro-Uranga S.A. | 11 | 27 | Purchase of goods and/or services |
| Uranga Trading | (11) | - | Dividends receivables |
| Total Associates | - | 27 | |
| IRSA Propiedades Comerciales S.A. | 23 | 15 | Reimbursement of expenses receivable |
| | 3 | 3 | Share based payments |
| | (265) | (186) | Non-convertible notes |
| | 30 | 56 | Corporate services |
| Emprendimiento Recoleta S.A. | (17) | (12) | Non-convertible notes |
| Panamerican Mall S.A. | (21) | (15) | Non-convertible notes |
| FyO Acopio S.A. (continuadora de Granos Olavarría S.A.) | (12) | - | Purchase of goods and/or services |
| | 9 | - | Reimbursement of expenses payable |
| Total Subsidiaries of the subsidiaries | (250) | (139) | |
| CAMSA and its subsidiaries | (1,358) | (1,351) | Management fees |
| Estudio Zang, Bergel & Viñes | - | (1) | Legal services |
| Other Related parties | (1,358) | (1,352) | |
| Directors and Senior Management | (4) | (2) | Director's fees |
| Total Directors and Senior Management | (4) | (2) | |
| Total | (1,852) | (1,462) | |

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The following is a summary of the results with related parties for the three-month period ended as of September 30, 2018 and 2017:

| Related party | 09.30.18 | 09.30.17 | Description of transaction |
|---|----------|----------|---|
| IRSA Inversiones y Representaciones Sociedad Anónima | (1) | - | Leases and/or rights of use |
| | 18 | 15 | Corporate services |
| Futuros y Opciones.Com S.A. | (2) | (1) | Purchase of goods and/or services |
| | - | 1 | Sale of goods and/or services |
| Amauta Agro S.A. (formerly FyO Trading S.A.) | - | 1 | Sale of goods and/or services |
| | - | (6) | Purchase of goods and/or services |
| Sociedad Anónima Carnes Pampeanas S.A. (formerly EAASA) | 50 | 11 | Sale of goods and/or services |
| Helmir S.A. | (105) | (5) | Financial operations |
| Total subsidiaries | (40) | 16 | |
| Agro-Uranga S.A. | - | 2 | Sale of goods and/or services |
| Total Associates | - | 2 | |
| Emprendimiento Recoleta S.A. | (5) | (2) | Financial operations |
| Panamerican Mall S.A. | (7) | (1) | Financial operations |
| Yatay Agropecuaria S.A. | (2) | - | Financial operations |
| IRSA Propiedades Comerciales S.A. | - | (1) | Leases and/or rights of use |
| | 55 | 37 | Corporate services |
| | (81) | (8) | Financial operations |
| FyO Acopio S.A. (continuadora de Granos Olavarría S.A.) | 13 | 15 | Sale of goods and/or services |
| | 9 | - | |
| | (4) | (1) | Purchase of goods and/or services |
| Total Subsidiaries of the subsidiaries | (22) | 39 | |
| Estudio Zang, Bergel & Viñes | (1) | (1) | Legal services |
| CAMSA y sus subsidiarias | (228) | (30) | Management fees |
| Austral Gold | - | 1 | Management fees |
| Other Related parties | (229) | (30) | |
| Directores | (5) | (3) | Compensation of Directors and Senior Management |
| Senior Management | (4) | (4) | Compensation of Directors and Senior Management |
| Total Directors and Senior Management | (9) | (7) | |
| Inversiones Financieras del Sur S.A. | - | 13 | Financial operations |
| Total parent company | - | 13 | |
| Total | (300) | 33 | |

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The following is a summary of the transactions with related parties for the three-month period ended as of September 30, 2018 and 2017:

| Related party | 09.30.18 | 09.30.17 | Description of transaction |
|---|----------|----------|----------------------------|
| Agropecuarias Santa Cruz de la Sierra S.A. (formerly Doneldon S.A.) | 22 | - | Additional paid-in capital |
| Sociedad Anónima Carnes Pampeanas S.A. (formerly EAASA) | 30 | 11 | Capitalization of credits |
| Agropecuarias Santa Cruz de la Sierra S.A. | - | 1 | Additional paid-in capital |
| Total subsidiary contributions | 52 | 12 | |
| Agro-Uranga S.A. | - | 4 | Dividends received |
| Total dividends received | - | 4 | |

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25.

CNV General Resolution N° 622/13

As required by Section 1°, Chapter III, Title IV of CNV General Resolution N° 622/13, below there is a detail of the notes to the Unaudited Condensed Interim Separate Financial Statements that disclosure the information required by the Resolution in Exhibits.

| | |
|---|---|
| Exhibit A - Property, plant and equipment | Note 7 – Investment properties |
| | Note 8 – Property, plant and equipment |
| Exhibit B - Intangible assets | Note 9 – Intangible assets |
| Exhibit C - Equity investments | Note 6 - Investments in subsidiaries, associates and joint ventures |
| Exhibit D - Other investments | Note 12 – Financial instruments by category |
| Exhibit E - Provisions | Note 13 – Trade and other receivables |
| | Note 16 – Provisions |
| Exhibit F - Cost of sales and services | Note 26 – Cost of sales and services provided |
| Exhibit G - Foreign currency assets and liabilities | Note 27 – Foreign currency assets and liabilities |
| Exhibit H - Exhibit of expenses | Note 21 – Expenses by nature |

26.

Cost of sales and services provided

| Description | Biological assets | Agricultural stock | Services and other operating costs | Total as of 09.30.18 | Total as of 09.30.17 |
|--|-------------------|--------------------|------------------------------------|----------------------|----------------------|
| Beginning of the period / year | 741 | 1,001 | - | 1,742 | 1,246 |
| Initial recognition and changes in the fair value of biological assets and agricultural products at the point of harvest | 57 | - | - | 57 | 66 |
| Changes in the net realizable value of agricultural products after harvest | - | 301 | - | 301 | 48 |
| Increase due to harvest | - | 358 | - | 358 | 356 |
| Acquisitions and classifications | 1 | 380 | - | 381 | 113 |
| Consume | (1) | (115) | - | (116) | (94) |
| Expenses incurred | 97 | - | 10 | 107 | - |
| Inventories | (851) | (1,560) | - | (2,411) | (1,418) |
| Cost as of 09.30.18 | 44 | 365 | 10 | 419 | - |
| Cost as of 09.30.17 | 44 | 273 | - | - | 317 |

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27.

Foreign currency assets and liabilities

Book amounts of foreign currency assets and liabilities as of September 30, 2018 and June 30, 2018 are as follows:

| Items | Amount of foreign currency | Prevailing exchange rate (1) | Total as of 09.30.18 | Amount of foreign currency | Prevailing exchange rate (2) | Total as of 06.30.18 |
|--------------------------------------|----------------------------|------------------------------|----------------------|----------------------------|------------------------------|----------------------|
| Assets | | | | | | |
| Trade and other receivables | | | | | | |
| US Dollar | 20 | 41.050 | 818 | 20 | 28.750 | 562 |
| Receivables with related parties: | | | | | | |
| US Dollar | - | 41.250 | - | 1 | 28.850 | 1 |
| Brazilian Reais | 13 | 10.000 | 130 | 13 | 7.600 | 99 |
| Total trade and other receivables | | | 948 | | | 662 |
| Investment in financial assets | | | | | | |
| US Dollar | 1 | 41.250 | 30 | - | 28.750 | - |
| Total Investment in financial assets | | | 30 | | | - |
| Cash and cash equivalents | | | | | | |
| US Dollar | - | 41.050 | - | 1 | 28.750 | 23 |
| Total Cash and cash equivalents | | | - | | | 23 |
| Liabilities | | | | | | |
| Trade and other payables | | | | | | |
| US Dollar | 6 | 41.250 | 252 | 4 | 28.850 | 101 |
| Total trade and other payables | | | 252 | | | 101 |
| Borrowings | | | | | | |
| US Dollar | 397 | 41.250 | 16,367 | 371 | 28.850 | 10,717 |
| Total Borrowings | | | 16,367 | | | 10,717 |

(1)

Exchange rate as of September 30, 2018 according to Banco Nación Argentina records.

(2)

Exchange rate as of June 30, 2018 according to Banco Nación Argentina records.

28.

CNV General Ruling N° 629/14 – Storage of documentation

On August 14, 2014, the CNV issued General Ruling N° 629 whereby it introduced amendments to rules related to storage and conservation of corporate books, accounting books and commercial documentation. In this sense, it should be noted that the Company has entrusted the storage of certain non-sensitive and old information to the following providers:

| Documentation storage provider | Location |
|--------------------------------|---|
| Bank S.A. | Ruta Panamericana Km 37,5, Garín, Province of Buenos Aires Av. Fleming 2190, Munro, Province of Buenos Aires Carlos Pellegrini 1401, Avellaneda, Province of Buenos Aires |
| Iron Mountain Argentina S.A. | Av. Amancio Alcorta 2482, Autonomous City of Buenos Aires Pedro de Mendoza 2143, Autonomous City of Buenos Aires Saraza 6135, Autonomous City of Buenos Aires Azara 1245, Autonomous City of Buenos Aires Polígono industrial Spegazzini, Autopista Ezeiza Km 45, Cañuelas, Province of Buenos Aires Cañada de Gomez 3825, Autonomous City of Buenos Aires |

It is further noted that a detailed list of all documentation held in custody by providers, as well as documentation required in section 5 a.3) of section I, Chapter V, Title II of the RULES (N.T. 2013 as amended) are available at the registered office.

On February 5, 2014 there was a widely known fire in Iron Mountain’s warehouse, which is a supplier of the Company and where Company’s documentation was being kept. Based on the internal review carried out by the Company, duly reported to CNV on February 12, 2014, the information kept at the Iron Mountain premises that were on fire do not appear to be sensitive or capable of affecting normal operations.

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29.

Negative working capital

At the end of the period, the Company carried a working capital deficit of Ps. 10,177 whose treatment is being considered by the Board of Directors and the respective Management. On November 8, the Company has placed a new negotiable obligation for USD 74 in order to begin to reverse part of the negative working capital. See subsequent events in Note 34 to the Unaudited Condensed Interim Consolidated Financial Statements.

30.

Subsequent events

As of the issuance date of these financial statements, the Argentine peso appreciated against the US dollar and other currencies close to 14,2%, which has an impact on the figures presented in these financial statements, mainly originated by exposure to the exchange rate of our revenues and costs of the "offices and other properties" segment in the Argentina operation Center and the revenues and costs of the Israel operations center, and our assets and liabilities, denominated in foreign currency.

See others subsequent events in Note 34 to the Unaudited Condensed Interim Consolidated Financial Statements.

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Information required by Section 68 of the Buenos Aires Stock Exchange Regulations
and Section 12, Chapter III, Title IV of Resolution 622/13
Unaudited Condensed Interim Separate Statement of Financial Position as of September 30, 2018
Stated in millions of Argentine pesos
Free translation from the original prepared in Spanish for publication in Argentina

1. Specific and significant legal systems that imply contingent lapsing or rebirth of benefits envisaged by such provisions.

None.

2. Significant changes in the Company's activities or other similar circumstances that occurred during the fiscal years included in the financial statements, which affect their comparison with financial statements filed in previous fiscal years, or that could affect those to be filed in future fiscal years.

Are detailed in the Business Review.

3. Receivables and liabilities by maturity date.

| Items | Past due (Point 3 a.) | Without maturity (Point 3.b.) | Without maturity (Point 3.b.) | To be due (Point 3.c.) | | | | | | | | Total |
|--|-----------------------------|--|-------------------------------------|------------------------|---------|-------------|-------------------|-------------------------|--------------------------|---------------------------|-------------------------|--------|
| | | | | 09.30.18 | Current | Non-current | Up to 3 months | From 3 to 6 month | From 6 to 9 months | From 9 to 12 months | From 1 to 2 years | |
| Trade and other receivables | - | 197 | - | 853 | 37 | 164 | 8 | 215 | 160 | 142 | 42 | 1,818 |
| Income tax and minimum presumed income tax and deferred income tax | - | - | 1,996 | - | - | - | - | - | - | - | - | 1,996 |
| Accounts receivables Total | - | 197 | 1,996 | 853 | 37 | 164 | 8 | 215 | 160 | 142 | 42 | 3,814 |
| Trade and other payables | - | 77 | - | 2,204 | - | - | 11 | - | - | - | - | 2,292 |
| Borrowings | - | - | - | 3,619 | 3,234 | 1,885 | 2,233 | 734 | 451 | 192 | 4,649 | 16,997 |
| Payroll and social security liabilities | - | - | - | 75 | 21 | - | - | - | - | - | - | 96 |
| Provisions | - | 1 | 10 | - | - | - | - | - | - | - | - | 11 |
| | - | - | - | 48 | - | - | - | - | - | - | - | 48 |

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Income tax
and
minimum
presumed
income tax
Total

| | | | | | | | | | | | |
|---|----|----|-------|-------|-------|-------|-----|-----|-----|-------|--------|
| - | 78 | 10 | 5,946 | 3,255 | 1,885 | 2,244 | 734 | 451 | 192 | 4,649 | 19,444 |
|---|----|----|-------|-------|-------|-------|-----|-----|-----|-------|--------|

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Cresud Sociedad Anónima,
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Information required by Section 68 of the Buenos Aires Stock Exchange Regulations
and Section 12, Chapter III, Title IV of Resolution 622/13
Unaudited Condensed Interim Separate Statement of Financial Position as of September 30, 2018
Stated in millions of Argentine pesos
Free translation from the original prepared in Spanish for publication in Argentina

4.a. Breakdown of accounts receivable and liabilities by currency and maturity.

| Items | Current | | | Non-current | | | Totals | | | |
|-------------------------|---|---------------------|--------|-------------------|---------------------|-------|-------------------|---------------------|--------|--------|
| | Local Currency | Foreign Currency | Total | Local Currency | Foreign Currency | Total | Local Currency | Foreign Currency | Total | |
| Accounts receivables | Trade and other receivables | 837 | 422 | 1,259 | 31 | 528 | 559 | 868 | 950 | 1,818 |
| | Income tax and minimum presumed income | - | - | - | 1,996 | - | 1,996 | 1,996 | - | 1,996 |
| | tax and deferred income tax | | | | | | | | | |
| | Total | 837 | 422 | 1,259 | 2,027 | 528 | 2,555 | 2,864 | 950 | 3,814 |
| Liabilities | Trade and other payables | 2,032 | 260 | 2,292 | - | - | - | 2,032 | 260 | 2,292 |
| | Borrowings | 630 | 10,341 | 10,971 | - | 6,026 | 6,026 | 630 | 16,367 | 16,997 |
| | Payroll and social security liabilities | 96 | - | 96 | - | - | - | 96 | - | 96 |
| | Provisions | 1 | - | 1 | 10 | - | 10 | 11 | - | 11 |
| | Income tax and minimum presumed income tax | 48 | - | 48 | - | - | - | 48 | - | 48 |
| | Total | 2,807 | 10,601 | 13,408 | 10 | 6,026 | 6,036 | 2,817 | 16,627 | 19,444 |

4.b. Breakdown of accounts receivable and liabilities by adjustment clause.

On September 30, 2018, there are no receivable and liabilities subject to adjustment clause.

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Cresud Sociedad Anónima,
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Information required by Section 68 of the Buenos Aires Stock Exchange Regulations
and Section 12, Chapter III, Title IV of Resolution 622/13

Unaudited Condensed Interim Separate Statement of Financial Position as of September 30, 2018

Stated in millions of Argentine pesos

Free translation from the original prepared in Spanish for publication in Argentina

4.c. Breakdown of accounts receivable and liabilities by interest accrual.

| Items | Current Accruing interest | | | Subtotal | Non-Current Accruing interest | | | Subtotal | Accruing interest | | | Non- interest |
|-------------------------|--|----------|--------------------------|----------|-------------------------------------|----------|--------------------------|----------|----------------------|----------|------|------------------|
| | Fixed | Floating | Non-accruing interest | | Fixed | Floating | Non-accruing interest | | Fixed | Floating | Non- | |
| Accounts receivables | Trade and other receivables | 8 | - | 1,251 | 1,259 | 14 | - | 545 | 559 | 22 | - | 1,796 |
| | Income tax and minimum presumed income tax and deferred income tax | - | - | - | - | - | - | 1,996 | 1,996 | - | - | 1,996 |
| | Total | 8 | - | 1,251 | 1,259 | 14 | - | 2,541 | 2,555 | 22 | - | 3,792 |
| Liabilities | Trade and other payables | - | - | 2,292 | 2,292 | - | - | - | - | - | - | 2,292 |
| | Borrowings | 10,749 | 94 | 128 | 10,971 | 5,741 | 283 | 2 | 6,026 | 16,490 | 377 | 130 |
| | Payroll and social security liabilities | - | - | 96 | 96 | - | - | - | - | - | - | 96 |
| | Provisions | - | - | 1 | 1 | - | - | 10 | 10 | - | - | 11 |
| | Income tax and minimum presumed income tax | - | - | 48 | 48 | - | - | - | - | - | - | 48 |
| | Total | 10,749 | 94 | 2,565 | 13,408 | 5,741 | 283 | 12 | 6,036 | 16,490 | 377 | 2,577 |

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Cresud Sociedad Anónima,
Comercial, Inmobiliaria, Financiera y Agropecuaria

Information required by Section 68 of the Buenos Aires Stock Exchange Regulations
and Section 12, Chapter III, Title IV of Resolution 622/13

Unaudited Condensed Interim Separate Statement of Financial Position as of September 30, 2018

Stated in millions of Argentine pesos

Free translation from the original prepared in Spanish for publication in Argentina

5.

Companies under section 33 of law N°. 19,550 and other related parties.

a.

Interest in companies under section 33 of law N° 19,550.

| Name of the entity | Place of business / Country of incorporation (*) | Principal activity | % of ownership interest held by the Group |
|---|---|--|---|
| Direct equity interest: | | | |
| Brasilagro-Companhía Brasileira de Propiedades Agrícolas (1) | Brazil | Agricultural | 43.29% (2) |
| Agropecuaria Santa Cruz de la Sierra S.A. (formerly Doneldon S.A.) | Uruguay | Investment | 100% |
| Futuros y Opciones.Com S.A. | Argentina | Brokerage | 50.10% |
| Helmir S.A. | Uruguay | Investment | 100.00% |
| IRSA Inversiones y Representaciones Sociedad Anónima | Argentina | Real Estate | 63.36% (2) |
| Amauta Agro S.A. (formerly FyO Trading S.A. due to change of corporate name) | Argentina | Brokerage | 2.20% |
| Sociedad Anónima Carnes Pampeanas S.A. | Argentina | Agro-industrial | 99.70% |
| Agrouanga S.A. | Argentina | Agricultural | 35.72% |
| Uranga Trading S.A. | Argentina | Marketing, warehousing and processing | 35.72% |
| Granos de Olavarría S.A. | Argentina | Warehousing and brokerage | 2.20% |

(*) All companies whose main activity is “investment” do not have significant assets and liabilities other than their respective interest holdings in operating entities.

(1)

The Group has consolidated the investment in Brasilagro-Companhía Brasileira de Propiedades Agrícolas (“Brasilagro”) considering that the Company exercises “de facto control” over it.

(2)

For computation purposes, Treasury shares have been subtracted.

b.

Companies under section 33 of law N° 19,550 and other related parties debit / credit balances. See Note 24.

6.

Loans to directors.

See Note 24.

7.
Inventories.

The Company conducts physical inventories once a fiscal year in its most significant properties, covering all the assets they possess. There is no relevant immobilization of inventory.

8.
Current values

See Note 2 to the Consolidated Financial Statements as of June 30, 2018 and 2017.

Cresud Sociedad Anónima,
Comercial, Inmobiliaria, Financiera y Agropecuaria

9.
Appraisal revaluation of property, plant and equipment.

None.

10.
Obsolete unused property, plant and equipment.

None.

11.
Equity interest in other companies in excess of that permitted by section 31 of law N°. 19,550.

None.

12.
Recovery values.

See Note 2 to the Consolidated Financial Statements as of June 30, 2018 and 2017.

13.
Insurances.

The types of insurance used by the company were the following:

| Insured property | Risk covered | Amount insured Ps. | Book value Ps. |
|---|--|-----------------------|-------------------|
| Buildings, machinery, silos, installation and furniture and equipment | Theft, fire and technical insurance | 1,814 | 781 |
| Vehicles | Third parties, theft, fire and civil liability | 38 | 17 |

14.
Allowances and provisions that, taken individually or as a whole, exceed 2% of the shareholder's equity.

None.

15.
Contingent situations at the date of the financial statements which probabilities are not remote and the effects on the Company's financial position have not been recognized.

Not applicable.

16.
Status of the proceedings leading to the capitalization of irrevocable contributions towards future subscriptions.

Not applicable.

17.

Unpaid accumulated dividends on preferred shares.

None.

18.

Restrictions on distributions of profits.

According to the Argentine laws, 5% of the profit of the year is separated to constitute legal reserves until they reach legal capped amounts (20% of total capital). These legal reserves are not available for dividend distribution.

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REVIEW REPORT ON THE UNAUDITED CONDENSED
INTERIM SEPARATE FINANCIAL STATEMENTS

To the Shareholders, President and Directors of
Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria
Legal address: Moreno 877 – 23° floor
Autonomous City Buenos Aires
Tax Code No. 30-50930070-0

Introduction

We have reviewed the unaudited condensed interim separate financial statements of Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria (hereinafter “the Company”) which included the unaudited condensed interim separate statements of financial position as of September 30, 2018, and the unaudited condensed interim separate statements of income and other comprehensive income for the three-month period ended September 30, 2018, the unaudited condensed interim separate statements of changes in shareholders’ equity and the unaudited condensed interim separate statements of cash flows for the three-month period then ended and selected explanatory notes.

The balances and other information corresponding to the fiscal year ended June 30, 2018 and the interim periods within that fiscal year are an integral part of these financial statements and, therefore, they should be considered in relation to those financial statements.

Management responsibility

The Board of Directors of the Company is responsible for the preparation and presentation of these unaudited condensed interim separate financial statements in accordance with the accounting framework established by the National Securities Commission (CNV). As indicated in Note 2.1 to the accompanying financial statements, such accounting framework is based in the application of International Financial Reporting Standards (IFRS) and, in particular, of International Accounting Standard No 34 "Interim Financial Reporting" (IAS 34). Those standards have been adopted by the Argentine Federation of Professional Councils in Economic Sciences (FACPCE), and were used for the preparation of these unaudited condensed interim separate financial statements, with the only exception of the application of International Accounting Standard No 29 (IAS 29), which was excluded by the accounting framework of the CNV.

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REVIEW REPORT ON THE UNAUDITED CONDENSED
INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

Scope of our review

Our review was limited to the application of the procedures established in the International Standard on Review Engagements ISRE 2410 "Review of interim financial information performed by the independent auditor of the entity", which was adopted as a review standard in Argentina in Technical Resolution No. 33 of the FACPCE, without modification as approved by the International Auditing and Assurance Standards Board (IAASB). A review of interim financial information consists of making inquiries of persons responsible for the preparation of the information included in the unaudited condensed interim separate financial statements, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion on the separate statements of financial position, the separate statements of income and other comprehensive income and the separate statement of cash flows of the Company.

Conclusion

Nothing came to our attention as a result of our review that caused us to believe that these unaudited condensed interim separate financial statements above mentioned in the first paragraph of this report have not been prepared in all material respects in accordance with the accounting framework established by CNV.

Emphasis of Matter

Difference between the accounting framework of CNV and IFRS

Without qualifying our conclusion, we draw attention to Note 2.1 to the accompanying unaudited condensed interim separate financial statements, which qualitatively describes the difference between the accounting framework established by the CNV and IFRS, considering that the application of IAS 29 was excluded by CNV from its accounting framework.

Report on compliance with current regulations

In accordance with current regulations, we report about Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria that:

- a) the unaudited condensed interim separate financial statements of Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria are recorded in the "Inventory and Balance Sheet Book", and comply, as regards those matters that are within our competence, with the provisions set forth in the Commercial Companies Law and in the corresponding resolutions of the National Securities Commission;

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REVIEW REPORT ON THE UNAUDITED CONDENSED
INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

- b)
the unaudited condensed interim separate financial statements of Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria arise from accounting records carried in all formal respects in accordance with applicable legal provisions;
- c)
we have read the additional information to the notes to the unaudited condensed interim separate statements required by section 12 of Chapter III Title IV of the text of the National Securities Commission, on which, as regards those matters that are within our competence, we have no observations to make;
- d)
at September 30, 2018, the debt of Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria owed in favor of the Argentina Integrated Pension System which arises from accounting records amounted to Ps. 27,965,688, which was not claimable at that date.

Autonomous City of Buenos Aires, November 9, 2018.

PRICE WATERHOUSE & CO. S.R.L.

(Partner)

C.P.C.E.C.A.B.A. T° 1 F° 17
Dr. Mariano C. Tomatis
Public Accountant (UBA)
C.P.C.E.C.A.B.A. T° 241 F° 118

Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria
Summary as of September 30, 2018

I. Brief comment on the Company's activities during the period, including references to significant events occurred after the end of the period.

Consolidated Results

| In ARS million | IQ 19 | IQ 18 | YoY Var |
|---|---------|--------|-----------|
| Revenues | 13,155 | 8,492 | 54.9% |
| Costs | -8,422 | -5,097 | 65.2% |
| Initial recognition and changes in the fair value of biological assets and agricultural produce at the point of harvest | 329 | 75 | 338.7% |
| Changes in the net realizable value of agricultural produce after harvest | 306 | 52 | 488.5% |
| Gross profit | 5,368 | 3,522 | 52.4% |
| Net gain from fair value adjustment on investment properties | 15,767 | 3,409 | 362.5% |
| Gain from disposal of farmlands | 1 | - | - |
| General and administrative expenses | -1,421 | -903 | 57.4% |
| Selling expenses | -1,663 | -1,139 | 46.0% |
| Other operating results, net | 456 | 110 | 314.5% |
| Fees | -228 | -30 | 660.0% |
| Profit from operations | 18,280 | 4,969 | 267.9% |
| EBITDA (unaudited) | 19,504 | 5,885 | 231.4% |
| Adjusted EBITDA (unaudited) | 4,486 | 2,500 | 79.4% |
| Profit from joint ventures and associates | 445 | 384 | 15.9% |
| Profit from operations before financing and taxation | 18,725 | 5,353 | 249.8% |
| Financial results, net | -10,384 | -4,539 | 128.8% |
| Profit before income tax | 8,341 | 814 | 924.7% |
| Income tax expense | -856 | -1,137 | -24.7% |
| Result for the period from continued operations | 7,485 | -323 | - |
| Result from discontinued operations after income tax | -46 | 351 | - |
| Result for the period | 7,439 | 28 | 26,467.9% |
| Attributable to | | | |
| Equity holder of the parent | 2,057 | 221 | 830.8% |
| Non-controlling interest | 5,382 | -193 | - |

Consolidated revenues increased by 54.9% in the first quarter of 2019 compared to the same period of 2018, while adjusted EBITDA reached ARS 4,486 million, 79.4% higher than in the same period of fiscal year 2018 explained by higher productive results, holding of grain results, and farmland sales in the Agribusiness Segment and better operating results from our subsidiary IRSA.

The net result showed a profit of ARS 7,439 million for the first quarter of 2019, as a result of a higher result due to changes in the fair value of our investment properties in Argentina Business Center and a higher market valuation of our investment in CLAL in Israel Business Center, both effects from our subsidiary IRSA.

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Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria
Summary as of September 30, 2018

Description of Operations by Segment

| | 3M 2019 | | | | | Variation 3M 19 vs. 3M 18 |
|---|---------|--|-----------|--------|--------|---------------------------------|
| | Negocio | Urban Properties and Investments | | | Total | |
| | | Agribusiness | Argentina | Israel | | |
| Revenues | 2,390 | 1,647 | 8,728 | 10,375 | 12,765 | 57.0% |
| Costs | -1,942 | -327 | -5,718 | -6,045 | -7,987 | 70.0% |
| Initial recognition and changes in the fair value of biological assets and agricultural produce at the point of harvest | 308 | - | - | - | 308 | 492.3% |
| Changes in the net realizable value of agricultural produce after harvest | 306 | - | - | - | 306 | - |
| Gross profit | 1,062 | 1,320 | 3,010 | 4,330 | 5,392 | 52.4% |
| Net gain from fair value adjustment on investment properties | 2 | 16,470 | -7 | 16,463 | 16,465 | 377.5% |
| Gain from disposal of farmlands | 1 | - | - | - | 1 | - |
| General and administrative expenses | -180 | -280 | -967 | -1,247 | -1,427 | 55.4% |
| Selling expenses | -180 | -174 | -1,311 | -1,485 | -1,665 | 45.9% |
| Other operating results, net | 134 | -18 | 336 | 318 | 452 | 380.9% |
| Profit from operations | 839 | 17,318 | 1,061 | 18,379 | 19,218 | 282.8% |
| Share of profit of associates | 9 | 128 | -218 | -90 | -81 | -121.5% |
| Segment profit | 848 | 17,446 | 843 | 18,289 | 19,137 | 254.7% |

| | 3M 2018 | | | | |
|---|--------------|-------------------------------------|--------|----------|--------|
| | Agribusiness | Urban Properties and Investments | | | Total |
| | | Argentina | Israel | Subtotal | Total |
| Revenues | 1,499 | 1,219 | 5,412 | 6,631 | 8,130 |
| Costs | -1,197 | -249 | -3,251 | -3,500 | -4,697 |
| Initial recognition and changes in the fair value of biological assets and agricultural produce at the point of harvest | 52 | - | - | - | 52 |
| Changes in the net realizable value of agricultural produce after harvest | 52 | - | - | - | 52 |
| Gross profit | 406 | 970 | 2,161 | 3,131 | 3,537 |
| Net gain from fair value adjustment on investment properties | 52 | 2,518 | 878 | 3,396 | 3,448 |
| Gain from disposal of farmlands | - | - | - | - | - |
| General and administrative expenses | -109 | -192 | -617 | -809 | -918 |
| Selling expenses | -152 | -93 | -896 | -989 | -1,141 |
| Other operating results, net | 7 | -28 | 115 | 87 | 94 |
| Profit from operations | 204 | 3,175 | 1,641 | 4,816 | 5,020 |
| Share of profit of associates | -5 | 487 | -106 | 381 | 376 |
| Segment profit | 199 | 3,662 | 1,535 | 5,197 | 5,396 |

Agricultural Business

Period Summary

The 2019 season is developing in Argentina under a mild “El Niño” pattern. Given the best productive conditions and the most competitive exchange rate, we plan to increase the planted area to 257,000 hectares, mainly in leased farms in the region.

As concerns sale of farms, in the first quarter of fiscal year 2019 ours subsidiary Brasilagro has consummated the sale of of a fraction of 9,784 hectares of its "Jatobá" farm, located in Jaborandi, Bahía State, Brasil for BRL 177.8 million (BRL / ha 18,172).

Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria
Summary as of September 30, 2018

Our Portfolio

Our portfolio under management is composed of 732,825 hectares, of which 287,464 are in operation and 445,361 are land reserves distributed among the four countries in the region where we operate: Argentina, with a mixed model combining land development and agricultural production; Bolivia, with a productive model in Santa Cruz de la Sierra; and through our subsidiary BrasilAgro, Brazil and Paraguay, where the strategy is exclusively focused on the development of lands.

Breakdown of Hectares

Own and under Concession (*) (**) (***)

| | Productive Lands | | Land Reserves | | Total |
|-----------|------------------|---------|-------------------|----------|---------|
| | Agricultural | Cattle | Under Development | Reserved | |
| Argentina | 59,894 | 150,328 | 2,060 | 323,906 | 536,188 |
| Brazil | 42,814 | 14,912 | 4,442 | 66,716 | 128,884 |
| Bolivia | 8,858 | - | - | 1,017 | 9,875 |
| Paraguay | 7,799 | 2,859 | 1,977 | 45,243 | 57,878 |
| Total | 119,365 | 168,099 | 8,479 | 436,883 | 732,825 |

(*) Includes Brazil, Paraguay, Agro-Uranga S.A. at 35.723% and 132,000 hectares under Concession.

(**) Includes 85,000 hectares intended for sheep breeding

(***) Excludes double crops.

Leased (*)

| | Agricultural | Cattle | Other | Total |
|-----------|--------------|--------|-------|---------|
| Argentina | 67,692(*) | 14,135 | 2,201 | 84,028 |
| Brazil | 48,997 | - | 1,334 | 50,331 |
| Bolivia | 1,020 | - | - | 1,020 |
| Total | 117,709 | 14,135 | 3,535 | 135,379 |

(*) Excludes double crops.

Segment Income – Agricultural Business

I)
Land Development, Transformation and Sales

We periodically sell properties that have reached a considerable appraisal to reinvest in new farms with higher appreciation potential. We analyze the possibility of selling based on a number of factors, including the expected future yield of the farmland for continued agricultural and livestock exploitation, the availability of other investment opportunities and cyclical factors that have a bearing on the global values of farmlands.

During the first quarter of fiscal year 2019 Brasilagro completed a successful sale of a fraction of 9,784 hectares of its "Jatobá" farm, located in Jaborandi, Bahia State, Brasil for BRL 177.8 million (BRL / ha 18.172). The farm was valued in books at BRL 18.0 million and the internal rate of return in dollars reached 7.05%.

| in ARS million | IQ 19 | IQ 18 | YoY Var |
|--|-------|-------|---------|
| Revenues | - | - | - |
| Costs | -3 | -4 | -25.0% |
| Gross loss | -3 | -4 | -25.0% |
| Net gain from fair value adjustment on investment properties | 2 | 52 | -96.2% |
| Gain from disposal of farmlands | 1 | - | - |
| Profit from operations | - | 48 | - |
| Segment profit | - | 48 | - |
| EBITDA | 1 | 49 | -98.0% |
| Adjusted EBITDA | 748 | -3 | - |

Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria
Summary as of September 30, 2018

During the quarter, Brasilagro completed the partial sale of Jatobá farm, as previously mentioned. This farm was considered as investment property in IQ18 since it was leased to third parties, reflecting a gain from changes in the fair value of ARS 52 million. The sale of the farm made in IQ19 had no impact on results since it has already been recognized at fair value in IQ18. Adjusted EBITDA, which excludes changes in fair value of investment properties and includes the fair value realized from the sale, reflects that result and reaches ARS 748 million.

| Area under Development (hectares) | Projected for 2018/2019 | Developed in 2017/2018 |
|-----------------------------------|-------------------------|------------------------|
| Argentina | 2,060 | 2,486 |
| Brasil | 4,442 | 6,190 |
| Paraguay | 1,977 | 2,008 |
| Total | 8,479 | 10,684 |

During this campaign we expect to transform 8,479 in the region: 2,060 hectares in Argentina, 1,977 hectares in Paraguay and 4,442 hectares in Brazil,

II)
Agricultural Production

The result of the Farming segment increased by ARS 541 million, from ARS 160 million gain during the first quarter of 2018 to ARS 701 million gain during the same period of 2019.

| in ARS million | IQ 19 | IQ 18 | YoY Var |
|---|--------|-------|----------|
| Revenues | 1,380 | 924 | 49.4% |
| Costs | -1,206 | -684 | 76.3% |
| Initial recognition and changes in the fair value of biological assets and agricultural produce at the point of harvest | 305 | 52 | 486.5% |
| Changes in the net realizable value of agricultural produce after harvest | 306 | 52 | 488.5% |
| Gross gain | 785 | 344 | 128.2% |
| General and administrative expenses | -118 | -72 | 63.9% |
| Selling expenses | -104 | -115 | -9.6% |
| Other operating results, net | 132 | 5 | 2,540.0% |
| Profit from operations | 695 | 162 | 329.0% |
| Profit from associates | 6 | -2 | - |
| Segment profit | 701 | 160 | 338.1% |
| EBITDA | 771 | 212 | 263.7% |
| Adjusted EBITDA | 771 | 212 | 263.7% |

II,a) Crops and Sugarcane

Crops

| In ARS Million | IQ 19 | IQ 18 | YoY Var |
|----------------|-------|-------|---------|
| Revenues | 727 | 459 | 58.4% |

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| | | | |
|---|------|------|----------|
| Costs | -627 | -331 | 89.4% |
| Initial recognition and changes in the fair value of biological assets and agricultural produce at the point of harvest | 52 | 1 | 5,100.0% |
| Changes in the net realizable value of agricultural produce after harvest | 306 | 52 | 488.5% |
| Gross profit / (loss) | 458 | 181 | 153.0% |
| General and administrative expenses | -59 | -39 | 51.3% |
| Selling expenses | -91 | -107 | -15.0% |
| Other operating results, net | 133 | 7 | 1,800.0% |
| Profit from operations | 441 | 42 | 950.0% |
| Share of loss of associates | 6 | -2 | - |
| Segment income | 447 | 40 | 1,017.5% |

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Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria
Summary as of September 30, 2018

Sugarcane

| In ARS Million | IQ 19 | IQ 18 | YoY Var |
|---|-------|-------|---------|
| Revenues | 564 | 373 | 51.2% |
| Costs | -510 | -292 | 74.7% |
| Initial recognition and changes in the fair value of biological assets and agricultural produce at the point of harvest | 207 | 59 | 250.8% |
| Gross profit | 261 | 140 | 86.4% |
| General and administrative expenses | -36 | -19 | 89.5% |
| Selling expenses | -4 | -1 | 300.0% |
| Other operating results, net | - | -1 | - |
| Profit from operations | 221 | 119 | 85.7% |
| Profit from the segment | 221 | 119 | 85.7% |

Operations

| Production Volume ¹⁾ | 3M19 | 3M18 | 3M17 | 3M16 | 3M15 |
|---------------------------------|---------|---------|---------|---------|---------|
| Corn | 103,688 | 240,927 | 223,377 | 165,041 | 211,212 |
| Soybean | -686 | 4,842 | - | 256 | 837 |
| Wheat | 77 | 208 | - | 58 | - |
| Sorghum | 1,048 | 606 | 298 | 298 | 1,335 |
| Sunflower | -0 | - | - | - | 208 |
| Others | 1,790 | 718 | 816 | 2,959 | 1,718 |
| Total Crops (tons) | 105,917 | 247,301 | 224,491 | 168,612 | 215,310 |
| Sugarcane (tons) | 957,663 | 907,075 | 441,851 | 556,485 | 415,760 |

(1)

Includes Brasilagro, Acres del Sud, Ombú, Yatay and Yuchán, Excludes Agro-Uranga,

| Volume of Sales (1) | 3M19 | | | 3M18 | | | 3M17 | | | 3M16 | | | 3M15 | | |
|---------------------|------|------|-------|-------|------|-------|-------|------|-------|-------|------|-------|-------|------|-------|
| | D,M, | F,M, | Total | D,M, | F,M, | Total | D,M, | F,M, | Total | D,M, | F,M, | Total | D,M, | F,M, | Total |
| Corn | 65.3 | - | 65.3 | 134.4 | - | 134.4 | 121.8 | - | 121.8 | 62.6 | 23.6 | 86.2 | 150.9 | - | 150.9 |
| Soybean | 14.3 | 29.2 | 43.5 | 21.1 | 5.8 | 26.9 | 29.8 | - | 29.8 | 41.3 | 8.6 | 49.9 | 36.7 | 14.2 | 50.9 |
| Wheat | 4.4 | - | 4.4 | 6.4 | - | 6.4 | 0.4 | 0.1 | 0.5 | 5.1 | 28.9 | 34.0 | 0.2 | - | 0.2 |
| Sorghum | - | - | - | - | - | - | 0.1 | - | 0.1 | 0.1 | - | 0.1 | 0.3 | - | 0.3 |
| Sunflower | 2.0 | - | 2.0 | 0.4 | - | 0.4 | 0.7 | - | 0.7 | 0.6 | - | 0.6 | 1.7 | - | 1.7 |
| Others | - | - | - | 0.6 | - | 0.6 | 1.5 | - | 1.5 | 1.1 | - | 1.1 | - | - | - |
| | 86.0 | 29.2 | 115 | 162.9 | 5.8 | 168.7 | 154.3 | 0.1 | 154.4 | 110.8 | 61.1 | 171.9 | 189.8 | 14.2 | 204.0 |

Total Crops

(thousands of tons)

| | | | | | | | | | | | | | | | |
|-----------|-------|---|-------|-------|---|-------|-------|---|-------|-------|---|-------|-------|---|-------|
| Sugarcane | 890.9 | - | 890.9 | 895.1 | - | 895.1 | 441.9 | - | 441.9 | 554.0 | - | 554.0 | 415.8 | - | 415.8 |
|-----------|-------|---|-------|-------|---|-------|-------|---|-------|-------|---|-------|-------|---|-------|

D,M,: Domestic market

F,M,: Foreign market

(1) Includes Brasilagro, CRESCA at 50%, Acres del Sud, Ombú, Yatay and Yuchán, Excludes Agro-Uranga,

The result of the Grains activity increased ARS 407 million, from ARS 40 million gain during the first quarter of 2018 to ARS 447 million gain during the same quarter of 2019, mainly as a result of:

A positive variation in the holding result of ARS 253,3 million originated in Argentina, as a result of the increase in prices in Argentine pesos as a result of the devaluation that occurred between August and September, while in the past fiscal year the exchange rate remained more stable.

A positive variation from the result of commodity derivatives, net from income from sales, of ARS 113.5 million from:

Higher operated volumes in soybean and corn derivatives, as well as the impact of the exchange rate depreciation in Argentina.

Higher operated volume in soybean derivatives in Brazil.

The result of the Sugarcane activity increased by ARS 102 million, going from a gain of ARS 119 million in the first quarter of FY 2018 to a gain of ARS 221 million in the same period of FY 2019. This is mainly due to higher production results from Brazil as a result of better yields and less costs per hectare, as well as better prices and a positive variation of the exchange rate between Brazilian real and Argentine peso.

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Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria
Summary as of September 30, 2018

| Area in Operation - Crops (hectares) (1) | As of 09/30/18 | As of 09/30/17 | YoY Var |
|--|----------------|----------------|---------|
| Own farms | 97,268 | 115,450 | -15.7% |
| Leased farms | 137,868 | 66,582 | 107.1% |
| Farms under concession | 21,801 | 23,636 | -7.8% |
| Own farms leased to third parties | 14,128 | 7,772 | 81.8% |
| Total Area Assigned to Crop Production | 271,065 | 213,440 | 27.0% |

(1) Includes AgroUranga, Brazil and Paraguay,

The area in operation assigned to the crops activity increased by 27% as compared to the same period of the previous fiscal year, mainly due to the larger area of leased farms and own farms leased to third parties,

II,b) Cattle Production

During the past season, we started raising cattle in Brazil, in addition to our cattle operations in Argentina and Paraguay,

| Production Volume (1) | 3M19 | 3M18 | 3M17 | 3M16 | 3M15 |
|----------------------------|-------|-------|-------|-------|-------|
| Cattle herd (tons) | 2,338 | 2,010 | 1,918 | 1,546 | 1,151 |
| Milking cows (tons) | - | 133 | 174 | 135 | 119 |
| Cattle (tons) | 2,338 | 2,143 | 2,092 | 1,681 | 1,270 |
| Milk (thousands of liters) | - | 2,693 | 4,078 | 4,539 | 4,560 |

(1)

Includes Carnes Pampeanas and CRESCA at 50%,

| Volume of | 3M19 | | | 3M18 | | | 3M17 | | | 3M16 | | | 3M15 | | |
|----------------------------|------|------|-------|------|------|-------|------|------|-------|------|------|-------|------|------|-------|
| | D,M, | F,M, | Total | D,M, | F,M, | Total | D,M, | F,M, | Total | D,M, | F,M, | Total | D,M, | F,M, | Total |
| Sales (1) | | | | | | | | | | | | | | | |
| Cattle herd | 1.7 | - | 1.7 | 2.3 | - | 2.3 | 2.1 | - | 2.1 | 3.1 | - | 3.1 | 4.0 | - | 4.0 |
| Milking cows | - | - | - | 0.1 | - | 0.1 | 0.2 | - | 0.2 | 0.2 | - | 0.2 | 0.1 | - | 0.1 |
| Cattle (thousands of tons) | 1.7 | - | 1.7 | 2.4 | - | 2.4 | 2.3 | - | 2.3 | 3.3 | - | 3.3 | 4.1 | - | 4.1 |
| Milk (millions of liters) | - | - | - | 2.7 | - | 2.7 | 3.9 | - | 3.9 | 4.4 | - | 4.4 | 4.4 | - | 4.4 |

D,M,: Domestic market

F,M,: Foreign market

(1)

Includes Carnes Pampeanas and CRESCA at 50%,

Cattle

| In ARS Million | IQ 19 | IQ 18(1) | YoY Var |
|---|-------|----------|---------|
| Revenues | 70 | 72 | -2.8% |
| Costs | -59 | -61 | -3.3% |
| Initial recognition and changes in the fair value of biological assets and agricultural produce | 46 | -8 | - |

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| | | | |
|-------------------------------------|-----|-----|----------|
| Gross profit | 57 | 3 | 1,800.0% |
| General and administrative expenses | -13 | -11 | 18.2% |
| Selling expenses | -8 | -7 | 14.3% |
| Other operating results, net | -1 | -1 | - |
| Profit / (Loss) from operations | 35 | -16 | - |
| Profit / (Loss) from the segment | 35 | -16 | - |

(1) Includes Dairy, discontinued on December 2017.

| Area in operation – Cattle (hectares) (1) | As of 09/30/18 | As of 09/30/17 | YoY Var |
|---|----------------|----------------|----------|
| Own farms | 79,071 | 86,749 | -8.9% |
| Leased farms | 14,135 | 12,635 | 11.9% |
| Farms under concession | 2,703 | 1,404 | 92.5% |
| Own farms leased to third parties | 1,325 | 70 | 1,792.9% |
| Total Area Assigned to Cattle Production | 97,234 | 100,858 | -3.6% |

(1) Includes AgroUranga, Brazil and Paraguay,

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| Stock of Cattle Heard | As of 09/30/18 | As of 09/30/17 | YoY Var |
|-----------------------|----------------|----------------|---------|
| Breeding stock | 84,183 | 74,964 | 12.3% |
| Winter grazing stock | 9,116 | 7,440 | 22.5% |
| Milk farm stock | 2 | 3,470 | -99.9% |
| Total Stock (heads) | 93,301 | 85,874 | 8.6% |

The result of the Cattle activity increased by ARS 54 million: from a profit of ARS 3 million in the first quarter of fiscal year 2018 to a gain of ARS 57 million in the first quarter of 2019, as a result of the increase in the holding result driven by the increase in cattle prices.

II,c) Agricultural Rental and Services

| in ARS million | IQ 19 | IQ 18 | YoY Var |
|-------------------------------------|-------|-------|---------|
| Revenues | 19 | 20 | -5.0% |
| Costs | -10 | - | - |
| Gross profit | 9 | 20 | -55.0% |
| General and Administrative expenses | -10 | -3 | 233.3% |
| Selling expenses | -1 | - | - |
| (Loss) / Profit from operations | -2 | 17 | - |
| (Loss) / Profit from the segment | -2 | 17 | - |

The result of the activity decreased by ARS 19 million, going from a profit of ARS 17 million in the first quarter of FY 2018 to a loss of ARS 2 million in the first quarter of FY 2019.

III) Other Segments

We include within "Others" the results coming from our Agroindustrial activity, developed in our refrigeration plant in La Pampa and our investment in FyO,

The result of the "Others" segment increased by ARS 169 million, going from a gain of ARS 8 million for the first quarter fiscal year 2018 to a gain of ARS 177 million for the same period of 2019. This is due to a profit of ARS 122 million from FyO due to higher consignment operations and a profit of ARS 47 million from the meatpacking plant that has reversed its operating losses as a result of the positive impact on its sales, both in the internal and external market, of the exchange rate depreciation in Argentina together with the increase of the volume slaughtered.

| In ARS million | IQ 19 | IQ 18 | YoY Var |
|---|-------|-------|---------|
| Revenues | 1,010 | 575 | 75.7% |
| Costs | -733 | -509 | 44.0% |
| Initial recognition and changes in the fair value of biological assets and agricultural produce at the point of harvest | 3 | - | - |
| Gross profit | 280 | 66 | 324.2% |
| General and administrative expenses | -32 | -20 | 60.0% |
| Selling expenses | -76 | -37 | 105.4% |

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| | | | |
|------------------------------|-----|----|----------|
| Other operating results, net | 2 | 2 | - |
| Profit from operations | 174 | 11 | 1,481.8% |
| Profit from associates | 3 | -3 | - |
| Segment profit | 177 | 8 | 2,112.5% |
| EBITDA | 177 | 12 | 1,375.0% |
| Adjusted EBITDA | 177 | 12 | 1,375.0% |

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IV) Corporate Segment

The negative result of the segment increased by ARS 13,2 million, going from a loss of ARS 17 million in the first quarter of 2018 to a loss of ARS 30 million for the same period of 2019.

| in ARS million | IQ 19 | IQ 18 | YoY Var |
|-------------------------------------|-------|-------|---------|
| General and administrative expenses | -30 | -17 | 76.5% |
| Loss from operations | -30 | -17 | 76.5% |
| Segment Loss | -30 | -17 | 76.5% |
| EBITDA | -30 | -17 | 76.5% |
| Adjusted EBITDA | -30 | -17 | 76.5% |

Urban Properties and Investments Business (through our subsidiary IRSA Inversiones y Representaciones Sociedad Anónima)

We develop our Urban Properties and Investments segment through our subsidiary IRSA, As of September 30, 2018, our direct and indirect equity interest in IRSA was 63,74% over stock capital,

Consolidated Results of our Subsidiary IRSA Inversiones y Representaciones S,A,

Consolidated Results – Information by Segment

| In Ps, Million | IQ 19 | IQ 18 | YoY Var |
|------------------------|--------|-------|---------|
| Revenues | 10,375 | 6,631 | 56.5% |
| Profit from operations | 18,379 | 4,816 | 281.6% |
| EBITDA | 19,521 | 5,678 | 243.8% |
| Adjusted EBITDA | 3,058 | 2,306 | 32.6% |
| Segment Result | 19,137 | 5,197 | 268.2% |

Consolidated revenues from sales, rentals and services increased by 56,5% in the first quarter of the fiscal year 2019 compared to the same period in 2018, while adjusted EBITDA, which excludes the effect of the result from changes in the unrealized fair value of investment properties reached ARS 3,058 million, 32,6% higher than the same period in FY 2018,

Operations Center in Argentina

| In Ps, Million | IQ 19 | IQ 18 | YoY Var |
|------------------------|--------|-------|---------|
| Revenues | 1,647 | 1,219 | 35.1% |
| Profit from operations | 17,318 | 3,175 | 445.4% |
| EBITDA | 17,337 | 3,187 | 444.0% |

| | | | |
|-----------------|-----|-----|-------|
| Adjusted EBITDA | 867 | 693 | 25.1% |
|-----------------|-----|-----|-------|

Operations Center in Israel

| In Ps, Million | IQ 19 | IQ 18 | YoY Var |
|------------------------|-------|-------|---------|
| Revenues | 8,728 | 5,412 | 61.3% |
| Profit from operations | 1,061 | 1,641 | -35.3% |
| EBITDA | 2,186 | 2,867 | -23.8% |
| Adjusted EBITDA | 2,193 | 1,989 | 10.3% |

Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria
Summary as of September 30, 2018

Financial Indebtedness and Other

The following tables contain a breakdown of company's indebtedness:

Agricultural Business

| Description | Currency | Amount (2) | Interest Rate | Maturity |
|-----------------------------------|----------|------------|---------------|-----------|
| Bank overdrafts | ARS | 13.3 | Variable | < 30 days |
| Cresud 2018 NCN, Series XVI (1) | USD | 38.5 | 1.500% | 19-Nov-18 |
| Cresud 2019 NCN, Series XVIII (1) | USD | 32.6 | 4.00% | 12-Sep-19 |
| Cresud 2019 NCN, Series XXII (1) | USD | 21.7 | 4.00% | 1-Aug-19 |
| Cresud 2023 NCN, Series XXIII | USD | 113.2 | 6.50% | 16-Feb-23 |
| Other debt (USD) | - | 174.9 | - | - |
| CRESUD's Total Debt (3) | | 394.2 | | |
| Cash and cash equivalents (3) | | 0.9 | | |
| Total Net Debt | | 393.3 | | |
| Brasilagro's Total Net Debt | | 14.5 | | |

(1) Includes repurchases

(2) Principal amount stated in USD (million) at an exchange rate of 41,25 ARS/USD, 6,96 BOB/USD and 4,05 BRL/USD, without considering accrued interest or elimination of balances with subsidiaries,

(3) Does not include Carnes Pampeanas nor FyO

Urban Properties and Investments Business

Operations Center in Argentina

The following table describes our total debt as of September 30, 2018:

| Description | Currency | Amount (1) | Interest Rate | Maturity |
|--|----------|------------|---------------|------------|
| Bank overdrafts | ARS | 32.8 | Floating | < 360 days |
| IRSA 2020 Series II Non-Convertible Notes, | USD | 71.4 | 11.50% | Jul-20 |
| Series VII Non-Convertible Notes | ARS | 9.3 | Badlar + 299 | Sep-19 |
| Series VIII Non-Convertible Notes | USD | 184.5 | 7.00% | Sep-19 |
| Other debt | USD | 41.3 | - | Feb-22 |
| IRSA's Total Debt | | 339.3 | | |
| IRSA's Cash + Cash Equivalents + Investments (2) | USD | 1.7 | | |
| IRSA's Net Debt | USD | 337.6 | | |
| Bank overdrafts | ARS | 0.3 | - | < 360 d |
| PAMSA loan | USD | 35.0 | Fixed | Feb-323 |
| IRCP NCN Class IV | USD | 140.0 | 5.0% | Sep-20 |
| IRSA CP NCN Class II | USD | 360.0 | 8.75% | Mar-23 |
| IRSA CP's Total Debt | | 535.3 | | |

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| | |
|---|-------|
| Cash & Cash Equivalents + Investments (3) | 270.5 |
| Consolidated Net Debt | 264.8 |

(1) Principal amount in USD (million) at an exchange rate of Ps, 41,25 Ps./USD, without considering accrued interest or eliminations of balances with subsidiaries,

(2) "IRSA's Cash & Cash Equivalents plus Investments" includes IRSA's Cash & Cash Equivalents + IRSA's Investments in current and non-current financial assets,

(3) "IRSA CP's Cash & Cash Equivalents plus Investments" includes IRSA CP's Cash and cash equivalents + Investments in Current Financial Assets and our holding in TGLT's convertible Notes,

Operations Center in Israel

Net Financial Debt (USD million)

| Indebtedness(1) | Total | Net |
|-------------------|-------|-----|
| IDBD's Total Debt | 966 | 643 |
| DIC's Total Debt | 973 | 684 |

(1) Principal amount in USD (million) at an exchange rate of 3,6573 NIS/USD, without considering accrued interest or elimination of balances with subsidiaries, Includes bonds and loans,

Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria
Summary as of September 30, 2018

Comparative Summary Consolidated Balance Sheet Data

| In millions of Ps, | Sep-18 | Jun-18 |
|--|---------|---------|
| Current assets | 167,183 | 102,434 |
| Non-current assets | 346,932 | 251,336 |
| Total assets | 514,115 | 353,770 |
| Current liabilities | 96,703 | 57,054 |
| Non-current liabilities | 313,712 | 221,395 |
| Total liabilities | 410,415 | 278,449 |
| Total capital and reserves attributable to the shareholders of the controlling company | 27,225 | 20,925 |
| Minority interests | 76,475 | 54,396 |
| Shareholders' equity | 103,700 | 75,321 |
| Total liabilities plus minority interests plus shareholders' equity | 514,115 | 353,770 |

Comparative Summary Consolidated Statement of Income Data

| In millions of Ps, | Sep-18 | Sep-17 |
|---|---------|--------|
| Gross profit | 5,368 | 3,522 |
| Profit from operations | 18,280 | 4,969 |
| Share of profit / (loss) of associates and joint ventures | 445 | 384 |
| Profit from operations before financing and taxation | 18,725 | 5,353 |
| Financial results, net | -10,384 | -4,539 |
| Profit before income tax | 8,341 | 814 |
| Income tax expense | -856 | -1,137 |
| Profit of the period of continuous operations | 7,485 | -323 |
| Profit of discontinued operations after taxes | -46 | 351 |
| Profit for the period | 7,439 | 28 |
| Controlling company's shareholders | 2,057 | 221 |
| Non-controlling interest | 5,382 | -193 |

Comparative Summary Consolidated Statement of Cash Flow Data

| In millions of Ps, | Sep-18 | Sep-17 |
|---|--------|--------|
| Net cash generated by operating activities | 1,399 | 2,450 |
| Net cash generated by / (used in) investment activities | 805 | -5,567 |
| Net cash generated by financing activities | 11,834 | 4,045 |
| Total net cash generated during the fiscal period | 14,038 | 928 |

Ratios

| In millions of Ps, | Sep-18 | Sep-17 |
|--|--------|--------|
| Liquidity (1) | 1.729 | 1.498 |
| Solvency (2) | 0.253 | 0.244 |
| Restricted capital (3) | 0.675 | 0.699 |
| (1) Current Assets / Current Liabilities | | |
| (2) Total Shareholders' Equity/Total Liabilities | | |

(3) Non-current Assets/Total Assets

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Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria
Summary as of September 30, 2018

Material events of the quarter and subsequent events

July 2018: End of the Share Repurchase Plan

In July 2018 the Company completed the share repurchase plan acquiring 3,924,695 ordinary shares (V,N ARS 1 per share) for a total amount of ARS 169,8 million and 1,673,152 ADRs (representing 16,731,520 ordinary shares) for a total of USD 31,0 million, representing 4,1% of the capital stock, fulfilling the terms and conditions of the share repurchase plan

October 2018: General Ordinary and Extraordinary Shareholders' Meeting

On October 29, 2018, the Company's General Ordinary and Extraordinary Shareholders' Meeting was held, and the following resolutions were adopted by majority vote:

Distribution of 20,656,215 treasury shares, representing 4.1% of the share capital (0.04294551131 shares / ordinary share and 0.4294551131 shares / ADR), to be done on November 12, 2018.

Fees payable to the Board of Directors and Supervisory Committee for fiscal year 2018 ended June 30, 2018,

Renewal of appointment of regular and alternate directors due to expiration of their terms and appointment of new alternate director,

November 2018: Bond issuance

On November 8, we issued Negotiable Obligations in the local market for the sum of USD 73,6 million at a fixed interest rate of 9% per annum due in 2020, The funds will be used to refinance short-term debt,

EBITDA Reconciliation

In this summary report we present EBITDA and Adjusted EBITDA, We define EBITDA as profit for the period excluding: (i) result of discontinued operations, (ii) income tax expense, (iii) financial results, net iv) results from participation in associates and joint ventures; and (v) depreciation and amortization, We define Adjusted EBITDA as

EBITDA minus net profit from changes in the fair value of investment properties, not realized,

EBITDA and Adjusted EBITDA are non-IFRS financial measures that do not have standardized meanings prescribed by IFRS. We present EBITDA and adjusted EBITDA because we believe they provide investors supplemental measures of our financial performance that may facilitate period-to-period comparisons on a consistent basis. Our management also uses EBITDA and Adjusted EBITDA from time to time, among other measures, for internal planning and performance measurement purposes. EBITDA and Adjusted EBITDA should not be construed as an alternative to profit from operations, as an indicator of operating performance or as an alternative to cash flow provided by operating activities, in each case, as determined in accordance with IFRS. EBITDA and Adjusted EBITDA, as calculated by us, may not be comparable to similarly titled measures reported by other companies. The table below presents a reconciliation of profit for the relevant period to EBITDA and Adjusted EBITDA for the periods indicated:

For the three-month period ended September 30 (in ARS million)

| | 2018 | 2017 |
|--|---------|--------|
| Profit for the period | 7,439 | 28 |
| Profit from discontinued operations | 46 | -351 |
| Income tax expense | 856 | 1,137 |
| Net financial results | 10,384 | 4,539 |
| Share of profit of associates and joint ventures | -445 | -384 |
| Depreciation and amortization | 1,224 | 916 |
| EBITDA (unaudited) | 19,504 | 5,885 |
| Unrealized gain from fair value of investment properties | -15,018 | -3,385 |
| Adjusted EBITDA (unaudited) | 4,486 | 2,500 |

Cresud Sociedad Anónima, Comercial, Inmobiliaria, Financiera y Agropecuaria
Summary as of September 30, 2018

Prospects for fiscal year

The 2019 Campaign is developing in Argentina under the climatic characteristics of a neutral “el niño” phenomenon, with precipitations level above the average. We expect an increase in the country’s agricultural production greater than 30%, mainly driven by Soybean and Corn. Regarding the markets, in the case of oilseeds, the price trend will be influenced by the development of the trade conflict between China and the US, Should this dispute continue, we would see lower prices in the US and firmer prices in South America due to China's demand orientation towards this origin, while, if resolved, we would see a positive reaction from the Chicago quotes at the expense of the FOB premiums from South America, For cereals, the decline in production in the countries of Europe and Eastern Europe provide support to prices, providing good prospects for their prices,

Given the new agricultural scenario, with more competitive exchange rates in Argentina and Brazil, Cresud plans to plant 257,000 hectares in the region and to produce more than 800,000 tons, a historical record. Likewise, the Company is strongly complementing its activity in its own farms with farms leased to third parties in Argentina, Brazil and Bolivia.

Regarding livestock activity, we will focus on improving productivity by minimizing the impact of increased costs due to the economic situation, working efficiently to achieve the highest possible operating margins, We will continue concentrating our cattle production in our own farms, mainly in the Northwest of the country and hoping to continue appreciating the cattle price,

Regarding the transformation and farmland sales, we hope to get the permits to increase the area under development since we have a large area of land reserves in the region with agricultural and / or livestock potential while we will continue to sell the farms that have reached their maximum level of appreciation,

In relation to our urban properties and investments segment, the diversification in real estate assets of our subsidiary IRSA, in Argentina and abroad, including the United States and Israel, protects us from the exchange rate volatility of the last months. We trust in the value of our investment in IRSA and we expect good results for FY 2019.

We believe that companies like Cresud, with many years of experience and great knowledge of the sector, will have excellent opportunities to take advantage in the market, especially considering that our main job is to produce food for a world population that grows and demands it,

